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PLOT AT LITTLE HILLHEAD *BY PORTKNOCKIE, AB56 4PB*



Building Plot in sought after semi rural location

- Exceptional uninterrupted views across the picturesque Moray Firth
- Planning Permission for detached 4 Bedroom Dwellinghouse
- with Detached Double Garage.
- Mains water available. Electricity nearby. Private drainage.
- Site measures approximately 975 sq m

Offers Around £170,000

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PLOT AT LITTLE HILLHEAD, BY PORTKNOCKIE, AB56 4PB

TYPE OF PROPERTY

We offer for sale this large building plot which is situated in a peaceful, semi-rural location on the outskirts of the picturesque coastal village of Portknockie and only a short drive from the nearby coastal towns of Buckie and Cullen, where shops, supermarkets and amenities can be found.

The plot occupies an elevated site boasting exceptional views over farmland towards the neighbouring coastal villages of Portknockie and Findochty and across the Moray Firth towards the Caithness Hills. The plot extends to approximately 975 square metres. Planning permission was granted by Moray Council under planning reference 07/02438/FUL for the erection of a detached, 4 bedroom family dwellinghouse. It should be noted that the owner has completed the ground works, foundations and block work up to foundation level. The plans and planning documentation can be made available for inspection at our Buckie Property Shop.



The plot is accessed via a track, which is shared by the neighbouring dwellinghouse at Little Hillhead

ACCOMMODATION

The proposed accommodation will comprise:-



The view towards the village of Portknockie from the site.

Ground Floor

Vestibule, Hallway, Lounge, Sun Lounge, Dining Kitchen with Family Area, Utility Room, Shower Room, Office/Bedroom 5 and Bedroom 4 with En-suite Shower Room.

First Floor

Bathroom and 3 Bedrooms, 2 with balconies and (1 with en-suite shower room).



OUTSIDE

The site measures approximately 975 square meters.

SERVICES

Mains water is available on site but will require to be connected. It is understood that mains electric is nearby and will require to be connected at the purchasers expense. Drainage will be to septic tank contained within the site.

Viewing

Contact our Buckie Office on 01542 833255 to arrange a viewing appointment.

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

The description of the property as a plot is subject, where appropriate, to planning permission either being granted or renewed as the case may be.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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