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SITE ADJACENT TO SUNNYVALE, CLOLA, MINTLAW, AB42 5AE



Building Plot with Land Extending to approx. 5.5 Acres

- Planning Permission in Principle Granted 4th September 2018
- Picturesque Country Location
- Easy Access to Main Aberdeen Road
- Mains Water & Electricity Nearby. Mains Gas on Site
- Plans Available to View On-line

Offers Over £95,000

www.stewartwatson.co.uk

GENERAL

The plot is approx. 0.3 of an acre and is situated in land extending to approx. 5.5 acres. Sewerage will be to septic tanks to be installed by the purchasers at the time of building.

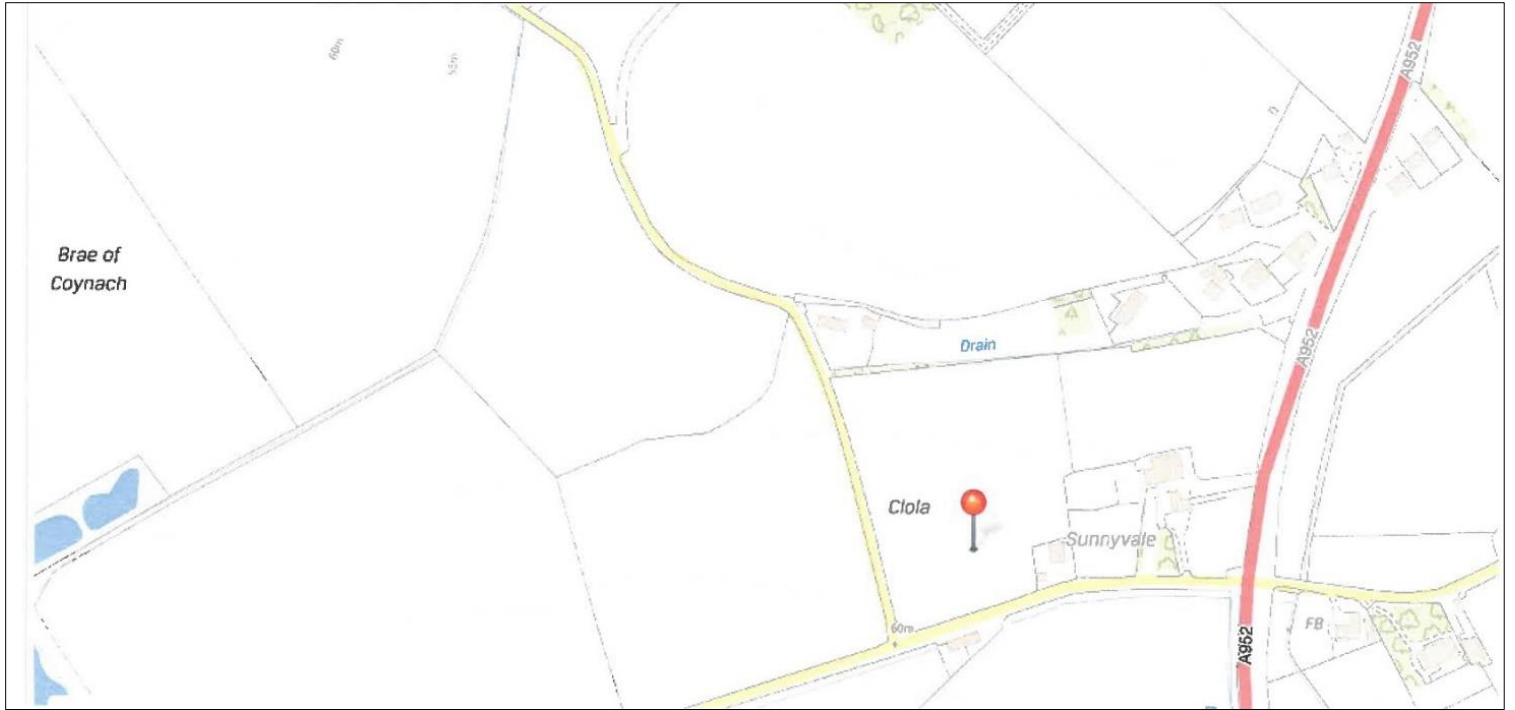
Planning permission in principle has been granted for the site and the comments can be viewed on the planning section of Aberdeenshire Councils Website www.aberdeenshire.gov.uk/planning as follows: APP/2018/0974



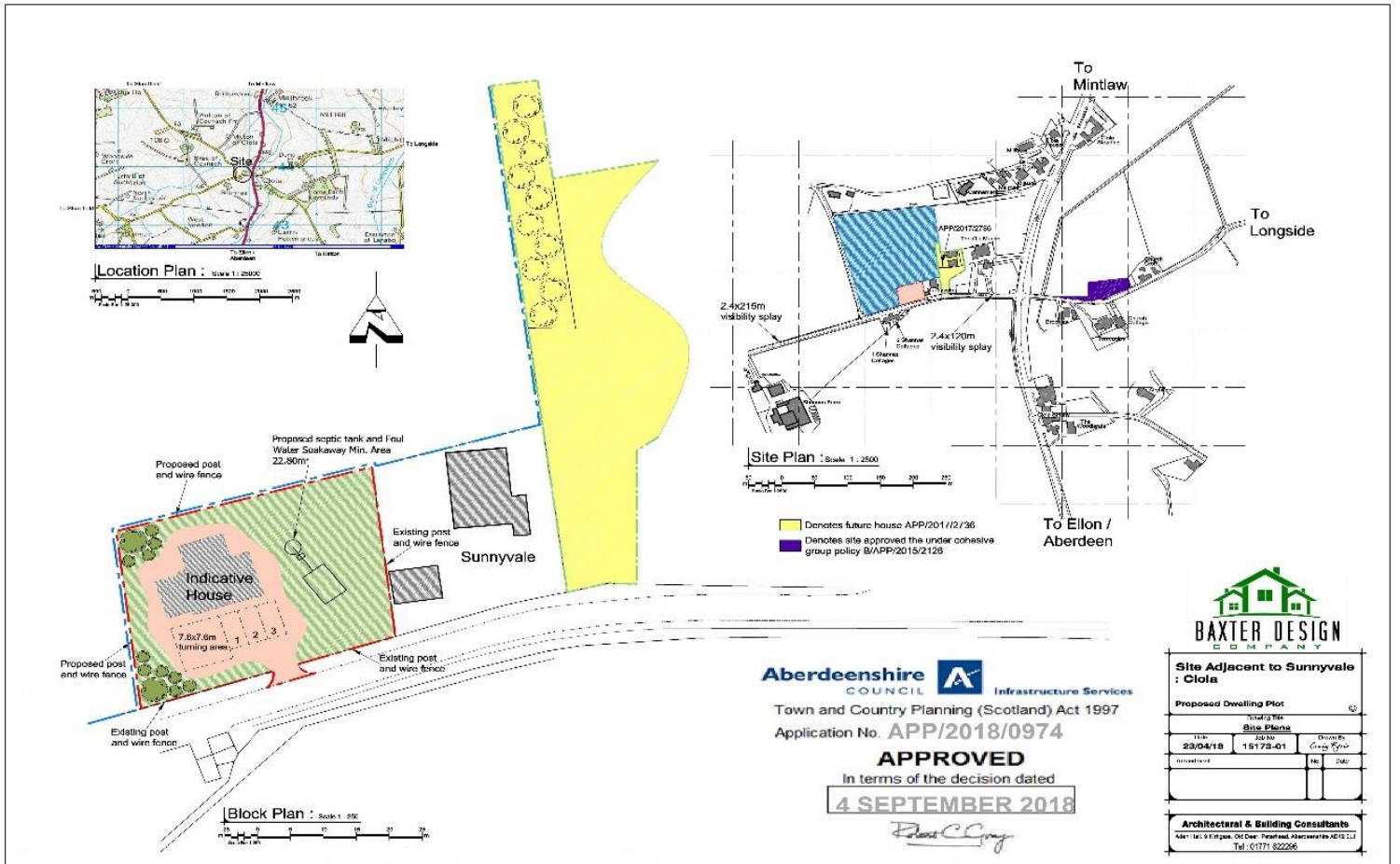
Site Adjacent to Sunnyvale, Clola Alt 1



Site Adjacent to Sunnyvale, Clola Alt 2



Location Map



Aberdeenshire COUNCIL Infrastructure Services
 Town and Country Planning (Scotland) Act 1997
 Application No. **APP/2018/0974**
APPROVED
 In terms of the decision dated
4 SEPTEMBER 2018

Road Copy

BAXTER DESIGN COMPANY

Site Adjacent to Sunnyvale : Clola

Proposed Dwelling Plot		15
Site Plans		
Date: 23/04/18	23 No.	Drawn By: Colin Brown
1:51725-01	NO.	DATE

Architectural & Building Consultants
 4001 Tel: 01773 810000, 01773 810001 Fax: 01773 810002
 Tel: 01771 822266

Approved Location Plan

Entry
By arrangement

Viewing
Contact our Mintlaw office – (01771) 622338

Email
mintlaw.property@stewartwatson.co.uk

Offers
All offers should be submitted in writing to our Peterhead office

LOCATION

This building plot is situated a few miles south of the popular village of Mintlaw. Heading southwards from Mintlaw to Aberdeen, take the right hand turning after Mill of Clola signposted “Skelmuir” and proceed along that road for a short distance and the location of the site will be identified by the for sale sign. The plot is well placed for all the amenities on offer in Mintlaw and given its easy access to the main road south it is within easy commuting distance of Aberdeen, the outskirts of which lie approximately 22 miles away.

Reference CG

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

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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65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
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