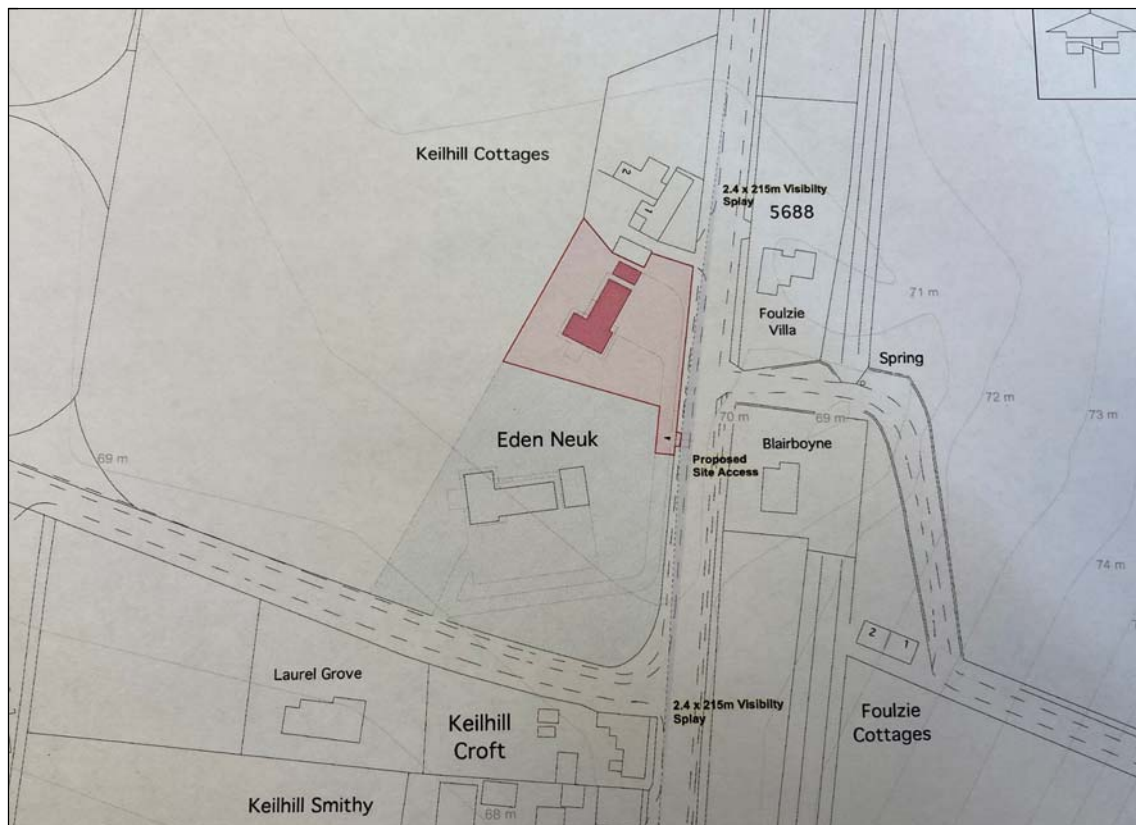


STEWART & WATSON

your **complete** property & legal service

PLOT AT KEILHILL, KING EDWARD *BANFF, AB45 3LP*



Building Plot with Full Planning Permissions

- ... Planning Permission for the Erection of a
- ... Dwellinghouse with Garage, Parking & Garden
- ... Set in a Rural Location
- ... Planning Permission for
- ... Formation of Vehicular Access

Offers Over £60,000

PLOT AT KEILHILL, KING EDWARD, BANFF, AB45 3LP

TYPE OF PROPERTY

This building plot is situated in a rural location within 5 miles of the coastal town of Banff and has Full Planning Permission for the erection of a bungalow with detached garage, parking and garden.

Details of the Planning Permission and Conditions can be viewed by logging on to the Aberdeenshire Council Planning Department, the reference that you will require is APP/2017/1748. The accommodation will comprise of a Kitchen with Family Area, Lounge, 3 Bedrooms (1 with En-Suite), Bathroom and Utility.

OUTSIDE

The site is to be enclosed with post and wire fencing or stonework walls with stone copes. The property will benefit from a driveway and garden.

ACCESS

Whilst the access to the site is proposed to be off the main road (A947), any potential purchaser will require to satisfy themselves in this regard, prior to purchasing the subjects. Details of the Planning Permission can be viewed on the Aberdeenshire Council Planning Department, the reference that you will require is APP/2019/1276. Access rights to the Plot will be given by the seller.

SERVICES

Drainage is to be via a septic tank. Services are believed to be nearby, but any potential purchasers will need to satisfy themselves in this regards with any service provider, prior to purchasing the subjects.

Council Tax

To be assessed

Entry

By arrangement

Viewing

Contact our Banff Office – 01261 818883

Email

Email: banff.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Banff Office.

DIRECTIONS

From Banff, travel towards Macduff and turn right after the bridge. Continue on this road for approx. 3.5 miles and then turn right at the sign posted 'Eden Watermill'. The property 'Eden Neuk' is on the 1st right. This shared road will lead round to the site of this Plot.

Reference Banff/EJ



Artist Impression



The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255

38 Broad Street, Fraserburgh, AB43 9AH
21 Market Square, Oldmeldrum AB51 0AA
4 North Street, Mintlaw, AB42 5HH
25 Grant Street, Cullen, AB56 4RS

(01346) 514443
(01651) 872314
(01771) 622338
(01542) 840408