

# STEWART & WATSON

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## **PLOT AT WALLED GARDEN, MAINS OF BALDAVIE BOYNDIE, BANFF, AB45 2ED**



### ***Plot with Full Planning Permission & Listed Building Consents***

- ... Planning Permission for Erection of a
- ... Three/Four Bedroom House with Double Garage
- ... Set in a Rural Location in approx. 0.5 Acre
- ... Listed Building Consents
- ... Additional Land Available Separately

***Offers in the Region of £150,000***

## PLOT AT WALLED GARDEN, MAINS OF BALDAVIE, BOYNDIE, BANFF, AB45 2ED

### TYPE OF PROPERTY

An opportunity has arisen to purchase this building Plot which is situated in a rural location, within approximately 6 miles of the coastal town of Banff. The Walled Garden covers an area of approximately 0.5 acres and Full Planning Permission has been granted for the erection of a three/ four bedroom dwellinghouse with double garage. Services are believed to be nearby and are to be arranged by the purchaser. Additional land may be purchased by separate negotiation.

To view the details of the Planning Permission, please log on to Aberdeenshire Council Planning Department, the reference you will require is APP/2021/1379. The references that you will require to view the details of the Listed Building Consents are APP/2021/1376 and APP/2020/2021.

### ACCESS

Access to the site is to be from an existing hard farm road, any potential purchaser will require to satisfy themselves in this regard, prior to purchasing the subjects. Access will be shared with 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 regard 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](mailto:banff.property@stewartwatson.co.uk)

### Offers

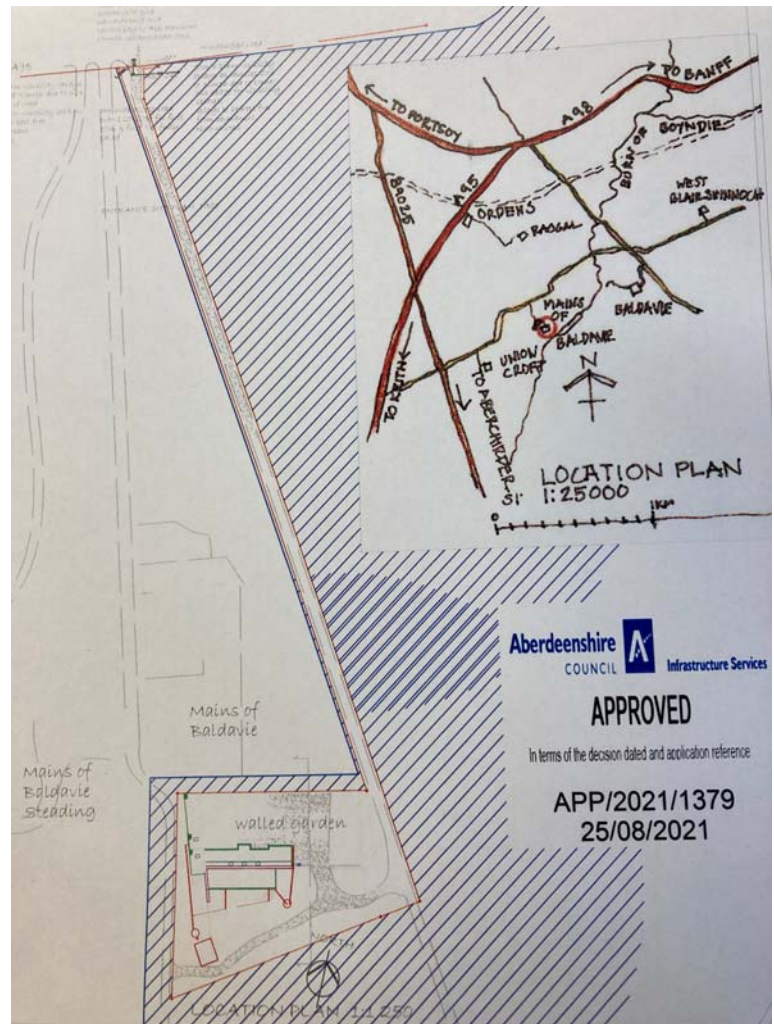
All offers should be submitted in writing to our Banff Office.

### LOCATION

From Banff, travel on the A98 towards Portsoy. Continue on this road for approximately 4 miles and turn left at the signpost for Hilton. Continue on this road and take the first right, continue on this road for a short distance and the farm track to the Plot is on the left.

### Reference Banff/EJ

### Approved Location Plan



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  
35 Queen Street, Peterhead AB42 1TP (01779) 476351

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