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**DEVELOPMENT OPPORTUNITY, 4 SHAND STREET
MACDUFF, AB44 1XB**



Development Opportunity

- Detached property in residential area
- Permission previously granted to alter & extend
- Mains services should be available nearby
- Proposed access from Shand Street.
- Occupying a large site

Offers in the Region of £85,000

www.stewartwatson.co.uk

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TYPE OF PROPERTY

We offer for sale this development opportunity which comprises of a detached property with large garden grounds. Planning permission was previously granted to alter and extend the existing dwellinghouse and form a vehicular access. These details can be viewed on the Aberdeenshire Council website under reference APP/2021/1913. It will be the responsibility of any purchaser to confirm that planning permission and any necessary building warrant would be granted for any works.

ACCESS

Proposed access to the site is from Shand Street but any potential purchaser will require to satisfy themselves in this regard, prior to purchasing the subjects.

SERVICES

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

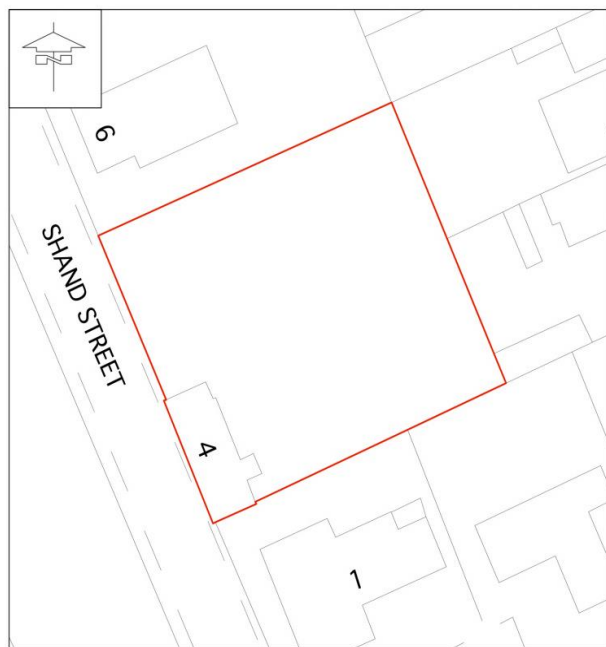
To be assessed

Viewing

By appointment which can be arranged by contacting our Banff Office on 01261 818883

Email banff.property@stewartwatson.co.uk

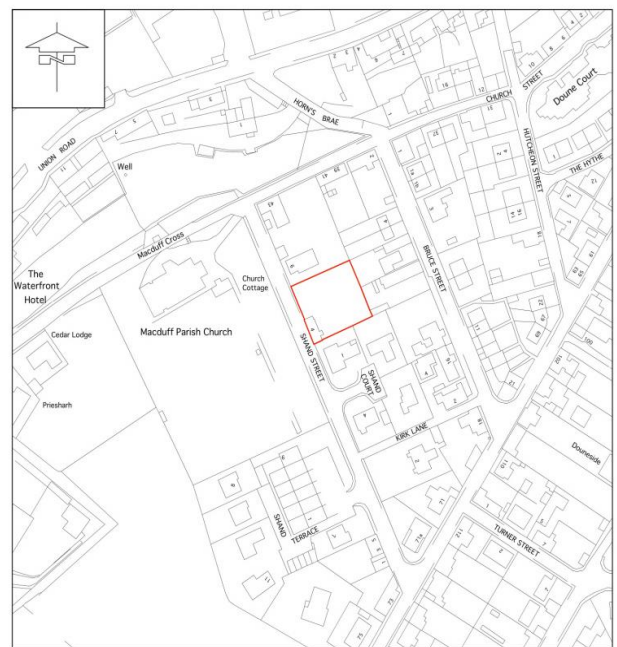
Reference Banff



Site Plan 1:500

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0 5 10 15 20 M



Location Plan 1:2500

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0 50 100 150 M

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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