

STEWART & WATSON

your **complete** property & legal service

BUILDING PLOT AT MAIN STREET, GARMOND, TURRIFF, AB53 5TQ



Building Plot with full Planning Permission (now lapsed)

- Full p.p. for 4 bed house & garage
- Mains services available
- Centrally situated
- Early entry
- Appreciates country views

Offers over £50,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

This is a great sized Building Plot extending to approx. 1040 square metres, which appreciates country views and is conveniently situated in the village of Garmond.

PLANNING PERMISSION

The large plot was originally two building plots and full planning permission were obtained for the erection of a 4 bed dwellinghouse with garage (now lapsed) reference numbers **F/APP/2008/0419 & F/APP/2008/0420**. A copy of the planning permission documentation is available for inspection at The Property Shop, Turriff.

SERVICES

It is understood that mains water and mains electricity are available at the roadside. Drainage would be to a septic tank. Any purchaser however will require to satisfy themselves with regard to the various connections required to the services.

CONSTRUCTION CONTRACT

A full construction service can be provided by the Seller, if required.

Entry

A suitable date of entry can be negotiated.

Viewing

The plots can be viewed on a self service basis. Further details are available from The Property Shop, Turriff on 01888 563777.

Email

turriff.property@stewartwatson.co.uk

Offers

All offers should be lodged with our Turriff Office.

DIRECTIONS

From Turriff travel North towards Banff (A947) for approx 1 mile before turning right signposted Cuminestown. Continue along this road for about 5 miles and just before Cuminestown turn left signposted New Byth. Proceed along this road for a short distance. The road veers sharp left. Continue straight on up the hill towards Garmond.

LOCATION

The property is located in the quiet hamlet of Garmond approx. 7 miles from Turriff. Turriff is a thriving town with a population of approx. 5,500. It has excellent Primary and Secondary Schools and a good range of Shops and other well supported facilities including Swimming Pool, Bowling Stadium, Library, Community Centre, Sports Centre, Golf Course and fishing on the River Deveron. Aberdeen is 35 miles away.

Reference DDP/TUR/A22

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.

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331