

STEWART & WATSON

your **complete** property & legal service

3 BUILDING PLOTS AT MID LENSHE, ROTHENORMAN, INVERURIE, AB51 8XU

COMING SOON...
A LUXURY DEVELOPMENT OF
5 BEDROOM
FAMILY HOMES

**4 HOUSES WITH DOUBLE GARAGES
COMPLETE BUILDS OR SERVICED SITE**



FOR FURTHER DETAILS CONTACT...
T 01464 871371 | E info@jhjgroup.co.uk
www.jhjgroup.co.uk  

 **JHJGROUP** 

3 Building Plots with full Planning Permission

- Full p.p. for 5 Bed Houses & Double Garages
- Serviced Sites
- Early Entry
- Appreciates Country Views
- Approx 8 ½ miles from Turriff

Offers over £62,000 per serviced site
Offers Over £325,000 per complete build

www.stewartwatson.co.uk

TYPE OF PROPERTY

These are great sized Building Plots extending to approx 1800 square metres which appreciate country views. The plots are located approx 8 ½ miles from Turriff, 5 ½ miles from Rothienorman and 16 miles from Inverurie.

PLANNING PERMISSION

Full planning permission is obtained for the demolition of existing steading & bothy and Erection of 4 replacement dwellinghouses. (**Planning Permission Reference Number - APP/2021/1724**). 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. Drainage would be to a septic tank.

CONSTRUCTION CONTRACT

A full construction service can be provided by the Seller.

Entry

A suitable date of entry can be negotiated.

Viewing

The plots can be viewed by contacting the owner on 07764 478 487.

Email

turriff.property@stewartwatson.co.uk

Offers

All offers should be lodged with our Turriff Office.

DIRECTIONS

From Turriff take the A947 to Aberdeen. Turn right signposted 'Rosehall/Fortrie/Glendronach (Huntly)'. Take the first left signposted 'Thorneybank'. Follow the road for approx 6 miles and turn right. Follow this road for approx ½ mile and turn right signposted 'Upper Lenshaw'. Take the second right and the plots are on the left.

LOCATION

Rothienorman is within easy commuting distance of Aberdeen, Dyce, Bridge of Don and Aberdeen Airport. Education is provided by the Primary School at Rothienorman and Meldrum Academy. Nearby Inverurie has a wide choice of amenities which include a more extensive range of shops, supermarkets, restaurants and an 18 hole golf course.

Reference DDP/TUR/C22

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	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331