

STEWART & WATSON

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**SITE ADJACENT TO SUNNYVALE, CLOLA,
MINTLAW, AB42 5AE**



Building Plot with Land Extending to approx. 5.5 Acres

- Full Planning Permission Granted 08-03-23
- Picturesque Country Location
- Easy Access to Main Aberdeen Road
- Private water, electricity and mains gas on site
- Plans Available to View On-line

Offers Over £135,000

www.stewartwatson.co.uk

GENERAL

The plot is approx. 0.3 of an acre and is situated in land extending to approx. 5.5 acres. Sewerage will be to septic tanks to be installed by the purchasers at the time of building. Private water, electricity and mains gas available on site, the purchaser will be liable for connection fees

Full planning permission has been granted for the site and the comments can be viewed on the planning section of Aberdeenshire Councils Website www.aberdeenshire.gov.uk/planning as follows: APP/2023/0014



Site Adjacent to Sunnyvale, Clola Alt 1



Site Adjacent to Sunnyvale, Clola Alt 2

Entry

By arrangement

Viewing

Contact our Mintlaw office – (01771) 622338

Email

mintlaw.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Mintlaw office

LOCATION

This building plot is situated a few miles south of the popular village of Mintlaw. Heading southwards from Mintlaw to Aberdeen, take the right hand turning after Mill of Clola signposted “Skelmuir” and proceed along that road for a short distance and the location of the site will be identified by the for sale sign. The plot is well placed for all the amenities on offer in Mintlaw and given its easy access to the main road south it is within easy commuting distance of Aberdeen, the outskirts of which lie approximately 22 miles away.

Reference JB/GBD

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 1pm-4pm	(01542) 840408
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