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CAIRNDALE FARM STEADING, MAUD
AB42 4NY



Development Opportunity

- Former Steading in derelict condition
- Rural site extending to 1/2 of an acre or there by
- Open countryside views to the village of Maud
- Three phase electricity on site

Offers Over £80,000

www.stewartwatson.co.uk

GENERAL

The derelict steading is situated within land extending to approx. 1/2 of an acre. Full planning permission has been granted for the site and can be viewed on the planning section of Aberdeenshire Council Website www.aberdeenshire.gov.uk/planning as follows: APP/2020/0339. The Planning Permission covers the steading and adjacent property which is not included in the sale.



Views



Steading



Steading Alt 1



Steading Alt 2



Steading Alt 3



Steading Alt 4



Steading Alt 5

SERVICES

Three phase electricity is on site, a new well will be required for water and sewerage will be to a septic tank to be installed by the purchaser.

Please note the seller is willing to supply water during the first two years of development stage of the steading.

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

The village of Maud offers a local convenience store, a primary school, doctors' surgery, church, hotel, hairdresser shops and a community resource centre with gym and community café. The village lies close to the ever expanding village of Mintlaw, Central Buchan's largest village which offers to the surrounding areas a whole host of facilities second to none for a village of its size including secondary schooling, a selection of local shops including two convenience stores a small supermarket, pharmacy, health centre, dental practice, vets, post office, filling-station with shop attached, garage, library, hotels and pubs, takeaway food outlets, garden centre with coffee shop and regular bus services to Fraserburgh, Peterhead, Ellon and Aberdeen which lies approximately 29 miles distant. There is the MACBI Community Hub, a centre offering a range of activities including multi-gym, sports facilities including an all weather pitch, fitness and other classes for adults and children, other non-sporting activities, a soft play area and coffee shop. There is easy access to the renowned Aden Country Park and to the Formartine and Buchan line walkway. The village is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads and well placed for commuting to the surrounding towns and Aberdeen.

Reference NH/LWA

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

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