



your **complete** property & legal service

**LITTLETON STEADING, MILLBREX,
FYVIE, TURRIFF, AB53 8NJ**



U-Shaped Steading with Full Planning Permission for Alterations

- Site extending to approx. 2.79 acres
- Full planning permission for 3 Dwellinghouses
- Planning Reference APP/2023/2083
- Services believed nearby
- Views overlooking the surrounding countryside

Offers over £100,000

www.stewartwatson.co.uk

TYPE OF PROPERTY

We offer for sale this traditional U-shaped steading which has Full Planning Permission for Alterations (retention of some walls) and erection of 3 dwellinghouses. The site itself is approx. 2.79 acres / 1.13 hectares with views over the surrounding countryside.

PLANNING PERMISSION

Full Planning Permission is granted for alteration to the existing Steading (retention of some walls) and erection of 3 new dwellinghouses. On the planning there is one 5 bedroom dwellinghouse with double garage, one 4 bedroom dwellinghouse with single garage and one 4 bedroom dwellinghouse. Further details are available from the Turriff Property Shop or alternatively prospective buyers can view the planning application on the Aberdeenshire Council website www.aberdeenshire.gov.uk/planning, under planning application number APP/2023/2083.

SERVICES

There is a mains water supply on site however a purchaser would have to connect this. Drainage would require to be to a septic tank however the purchaser would be responsible for this. Mains electric and telephone are believed to be available nearby although any potential purchaser will require to satisfy themselves in this regard.

Viewing

By contacting our Property Shop, Turriff on 01888 563 777 to arrange an appointment or viewing on a self service basis, but potential purchasers enter the site at their own risk.

Email

turriff.property@stewartwatson.co.uk

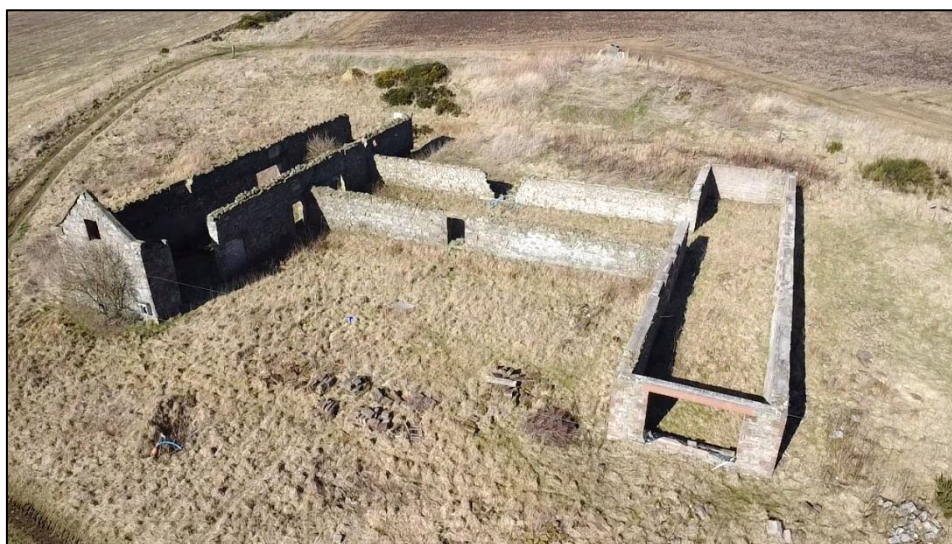
Offers

All offers should be submitted in writing to our Turriff Office.

DIRECTIONS

From Turriff travel on the A947 to Birkenhills and turn left signposted 'Lendrum'. Follow this road until the 'Y' junction and continue straight ahead. Then turn left signposted 'Greens/New Deer.' Follow this road for approx. 2.2 miles and turn right at the crossroads signposted 'Fyvie.' Continue on this road for approx. 1 mile and turn right signposted 'Fyvie'. Follow this road for approx. 1.2 miles and just before the church there is a right up a farm track with 'Littleton Farm.' The steading is located at the end of this track on the left.

Reference TUR/DDP/C25



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 leases 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
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
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35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH
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