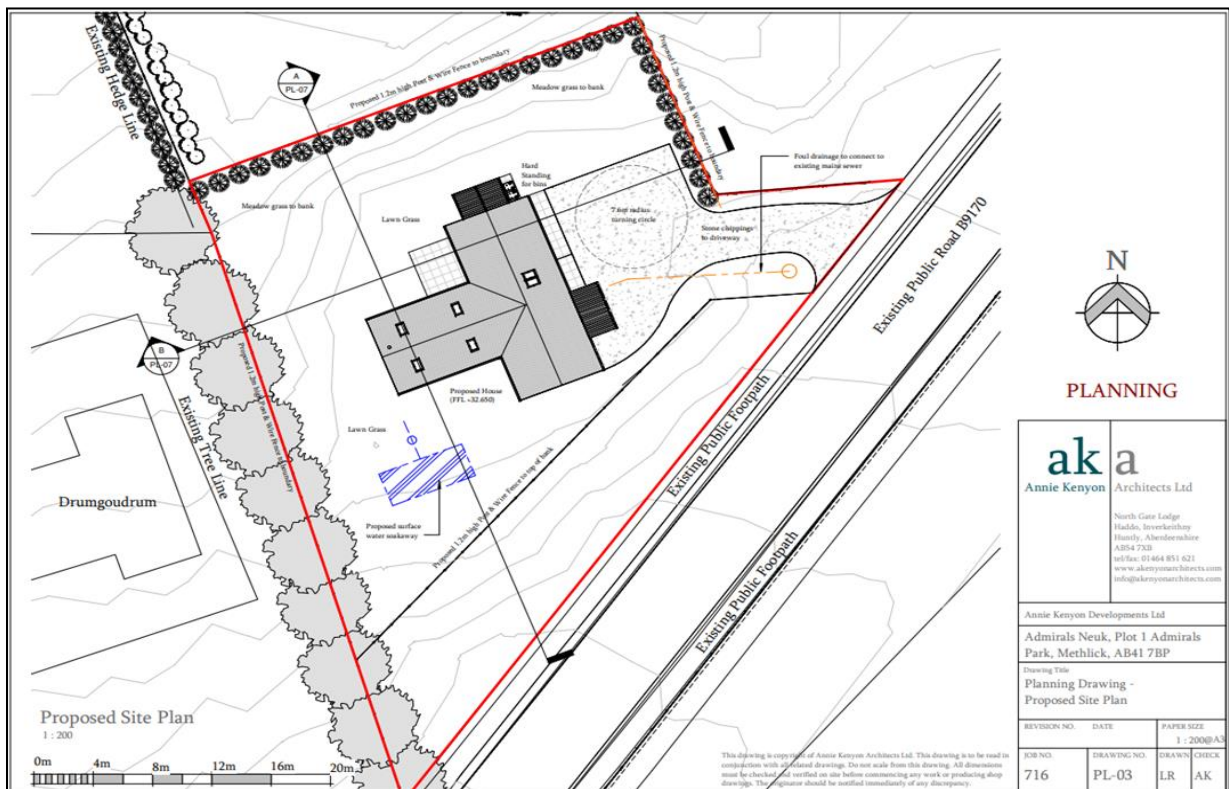


STEWART & WATSON

your **complete** property & legal service

PLOT AT ADMIRALS PARK METHLICK, AB41 7BP



Building Plot with Full Planning Permission in Village Location

- Full Planning for the Erection of a Detached Dwelling
- Plot Extends to approximately 1311 m²
- Services on site for connection
- Planning Gain Fees Paid
- Planning Application No. APP/2021/0993

Offers Around £85,000

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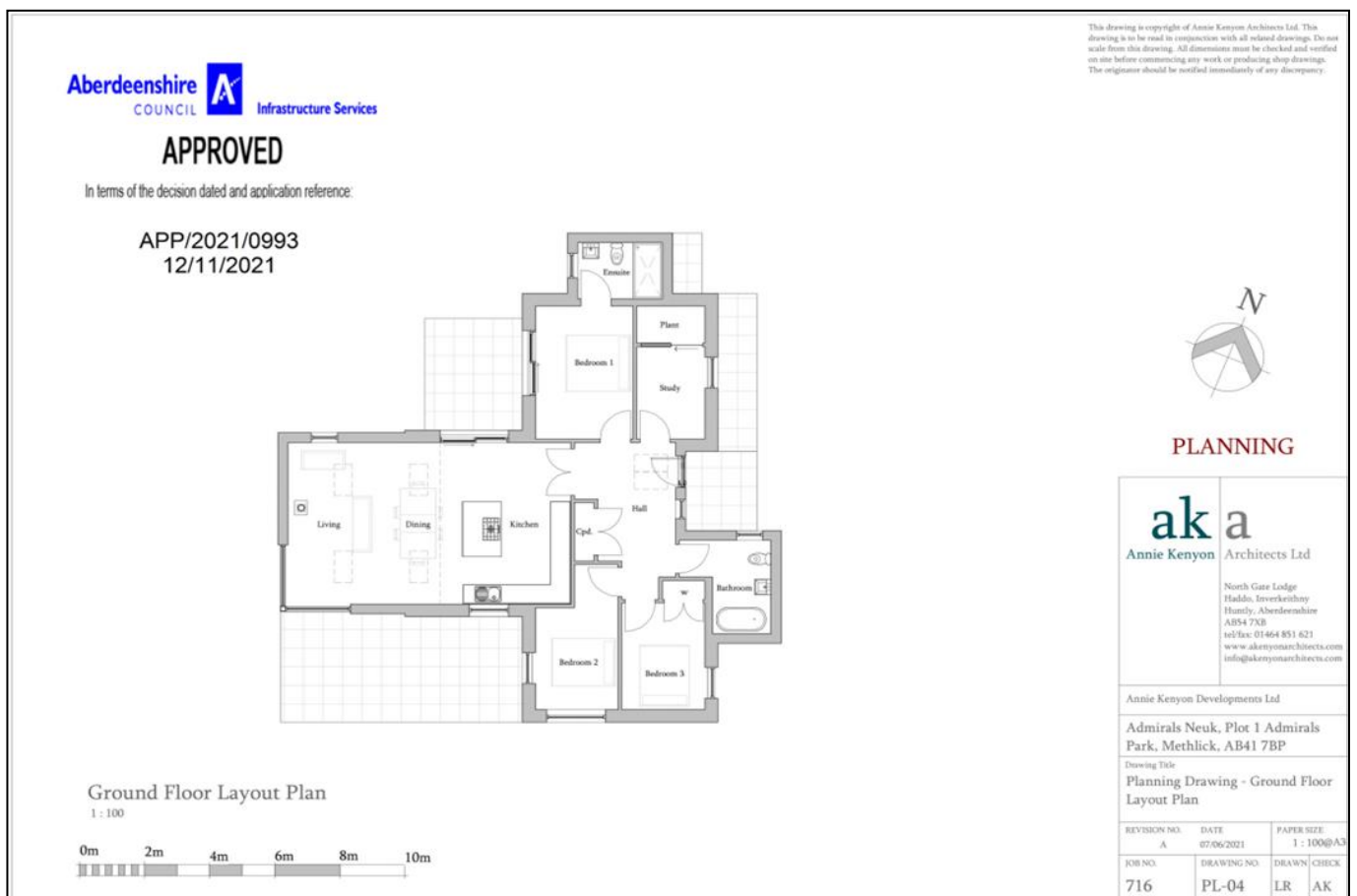
TYPE OF PROPERTY

We offer for sale this building plot which is located in popular village of Methlick well placed for commuting to Dyce, Aberdeen and the City. The plot extends to approximately 1311 m² with Full Planning Permission granted by Aberdeenshire Council for the erection of a Detached Dwelling. Planning Application No. APP/2021/0993 – Planning gain fees have been paid in relation to the plot. The plans and planning documentation can be made available for inspection at our Oldmeldrum Property Shop. Additional ground may be available by separate negotiation.

ACCOMMODATION

The proposed accommodation, envisaged in the planning consent will comprise:- Entrance Hallway, Open plan Lounge with Kitchen/Dining Area, Study, Plant Room, Three Bedrooms (one en-suite) and Bathroom.

Floor Plan





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- Velux Rooflights
- Natural Stone
- Poppy Roof corrugated metal sheeting
- Smooth White Render
- Scot larch vertical timber cladding
- Aluminium clad timber window & doors
- Scot larch horizontal timber cladding
- Extent of existing ground level now reduced/infilled

Aberdeenshire
COUNCIL Infrastructure Services

East Elevation
1 : 100

APPROVED

In terms of the decision dated and application reference:

APP/2021/0993
12/11/2021



- Stainless steel flue
- Natural Stone
- Scot larch horizontal timber cladding
- Poppy Roof corrugated metal sheeting
- Scot larch vertical timber cladding
- Smooth White Render
- Galvanised steel rainwater goods
- Aluminium clad timber window & doors
- Extent of existing ground level now reduced/infilled

West Elevation
1 : 100

0m 2m 4m 6m 8m 10m

PLANNING

ak a

Annie Kenyon Architects Ltd

North Gate Lodge
Haddo, Inverkeithing
Huntly, Aberdeenshire
AB54 7XB
tel/fax: 01464 851 621
info@akenyonarchitects.com

Annie Kenyon Developments Ltd

Admirals Neuk, Plot 1 Admirals
Park, Methlick, AB41 7BP

Drawing Title
Planning Drawings - East & West
Elevations

REVISION NO. A	DATE 07/06/2021	PAPER SIZE 1 : 100@A3	
JOB NO. 716	DRAWING NO. PL-06	DRAWN LR	CHECK AK



SERVICES

Services are believed to be on site, any potential purchaser will require to satisfy themselves as to the whereabouts and suitability of any services, that may be required to service any dwellinghouse (the cost of connection shall be the responsibility of the purchaser).

Entry

By arrangement

Viewing

By going direct to the Site or contacting our Oldmeldrum Office on 01651 872314

Email

oldmeldrum.property@stewartwatson.co.uk

Offers

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

LOCATION

Methlick is a popular country village, linked to Aberdeen by a good commuter road, with the area being well served by a local Primary School and Secondary School at Ellon/Meldrum Academy. This vibrant community offers a range of local services including the church, shop, hotel/pub, village hall, football pitch and play area while a wide range of recreational facilities can be found nearby including shooting, golf and fishing on the River Ythan.

Reference

Oldmeldrum/DDP/F25



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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65 High Street, Banff AB45 1AN
42/44 East Church Street, Buckie AB56 1AB
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4 North Street, Mintlaw, AB42 5HH
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