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DEVELOPMENT OPPORTUNITY AT MARYHILL, DRYBRIDGE, BY BUCKIE, AB56 5JB



Development opportunity in sought after rural location

- Peaceful setting giving stunning uninterrupted views
- Excellent development opportunity
- Two 2-bedroom Log Cabins currently on site
- PPP previously granted for a detached dwellinghouse
- Extensive site measuring approximately one-third of an acre

Offers Over £125,000

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DEVELOPMENT OPPORTUNITY AT MARYHILL, DRYBRIDGE, AB56 5JB

TYPE OF PROPERTY

An excellent opportunity has arisen to acquire a development opportunity situated in a quiet and sought after area on the outskirts of the picturesque rural hamlet of Drybridge, which is only a short drive from the coastal town of Buckie where shops, supermarkets and Schools can be found. Planning permission was previously granted under reference 14/00042/PPP to build a detached property on the area of ground. The area of ground is currently occupied by two detached, 2-bedroomed Scandinavian pine log cabins, which were constructed in 1984 and run by the current owners as self-catering holiday cabins using their own website www.maryhill-logcabins.com. The cabins are furnished and will be sold as seen, which could make this a

great opportunity for anyone looking for a possible holiday let business (subject to obtaining the required permissions).

It will be the responsibility of any prospective purchaser to verify that the necessary local authority consents can be obtained for whatever use is made of the area of ground.

The site extends to approximately one third of an acre and boasts exceptional uninterrupted views over the surrounding farmland towards Spey Bay and the Moray Firth.

Viewing is essential and highly recommended to fully appreciate the peaceful location, beautiful views and excellent potential this development opportunity has to offer.



CURRENT – HOLIDAY CABINS

Ben Vorlich

Lounge/Dining Area **4.73 m x 3.55 m**
Two front facing windows. Doors to the kitchen and hallway.



Kitchen **2.68 m x 1.53 m**
Rear facing window. Fitted with a selection of base and wall mounted units. Fridge, electric cooker and microwave. Sink and drainer unit with mixer tap. Splashback wall tiling.



Hallway

Enter into the hallway, which has doors to the lounge, bathroom and both bedrooms.

Bedroom 1

3.54 m x 3.09 m

Two rear facing windows. Built-in wardrobe with shelf and hanging rail.



Bathroom

Side facing window. Fitted with white suite comprising of toilet, wash-hand basin and bath with shower fitment over. Splashback wall tiling.



Bedroom 2

3.47 m x 3.36 m

Double, front facing window. Built-in cupboard with shelf and hanging rail.



Ben Lawers



Open plan Lounge, Diner & Kitchen

4.26 m x 2.90 m

Double aspect room with front and rear facing windows. Built-in cupboard, with fitted shelving, hanging rail and fuse box. The kitchen area has been fitted with a selection of base and wall mounted units. Electric cooker, fridge and microwave. Sink and drainer. Door to the hallway.



Hallway

Doors to the lounge, bathroom and both bedrooms.

Bathroom

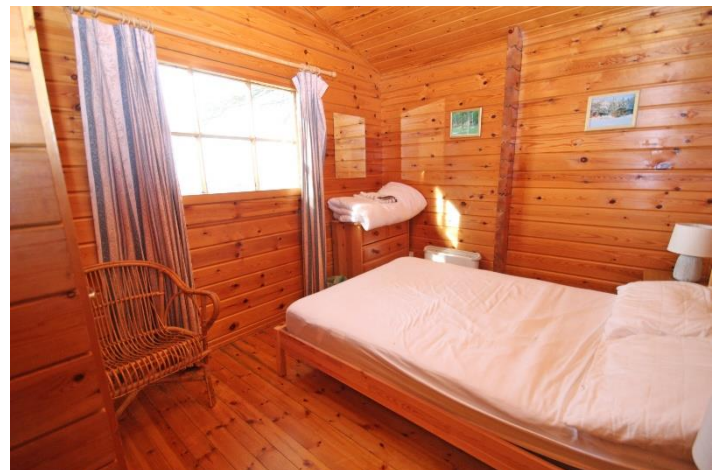
Side facing window. Fitted with a white suite comprising of toilet wash-hand basin and bath with shower above. Wet wall panelling within the shower area.



Bedroom 1

3.52 m x 2.66 m

Front facing window. Built-in wardrobe with shelf and hanging rail.



Bedroom 2

3.00 m x 2.40 m

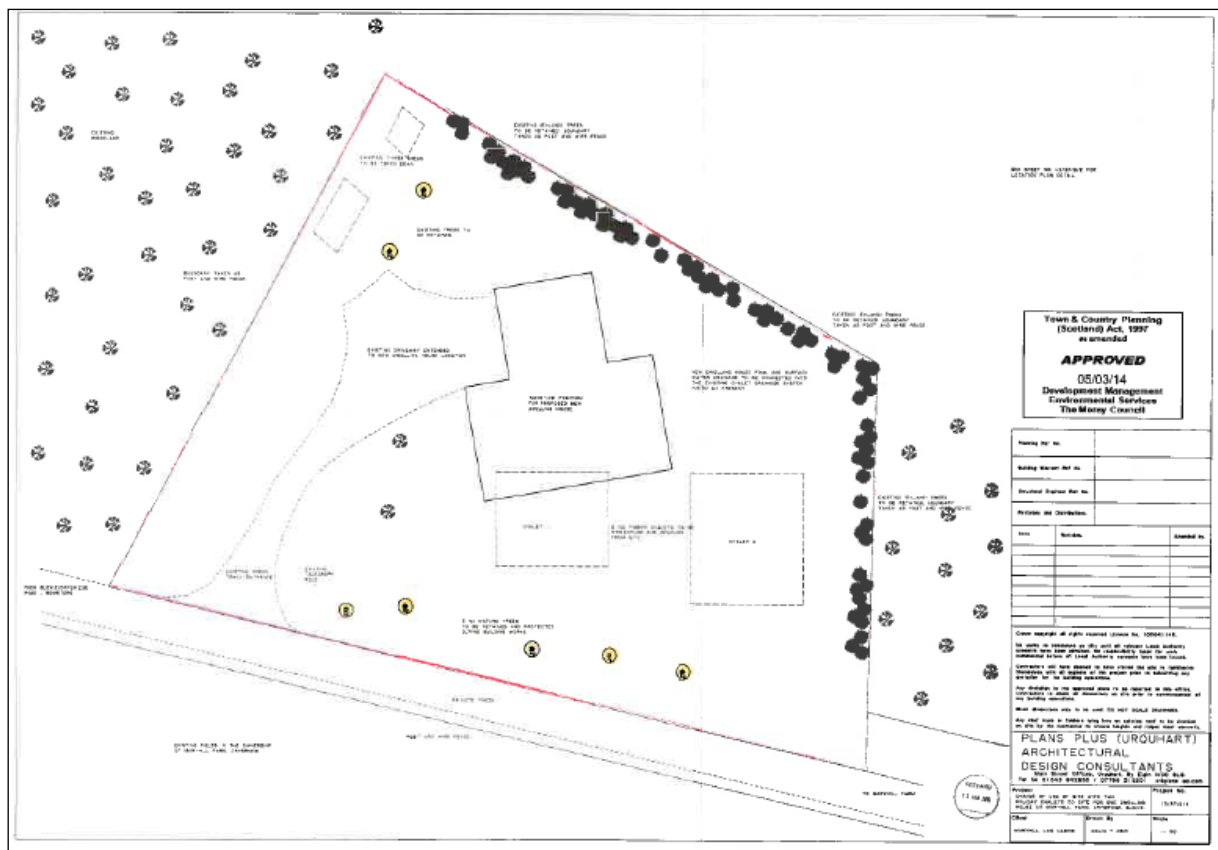
Rear facing window. Built-in cupboard with shelf and hanging rail. Built-in cupboard housing the hot and cold water tanks.



OUTSIDE

The cabins occupy a large site on the working farm, extending to approximately one third of an acre. Each cabin has a veranda, which boasts exceptional uninterrupted views across surrounding open farmland towards the Moray Firth towards the North-west Highlands. A wooden outbuilding currently provides a utility space with washing machine, tumble dryer and UV water filter point.





SERVICES

Private water supply. Mains electric. Drainage to septic tank.

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF

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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