

**PLOT ADJACENT TO HARD YARDS BUNGALOW,  
FETTERANGUS, AB42 4EZ**



*Plot with land in rural setting*

- Set in approximately 0.910 hectares
- Countryside location
- Planning permission in principle
- Services adjacent to site
- Easy access to main Aberdeen road

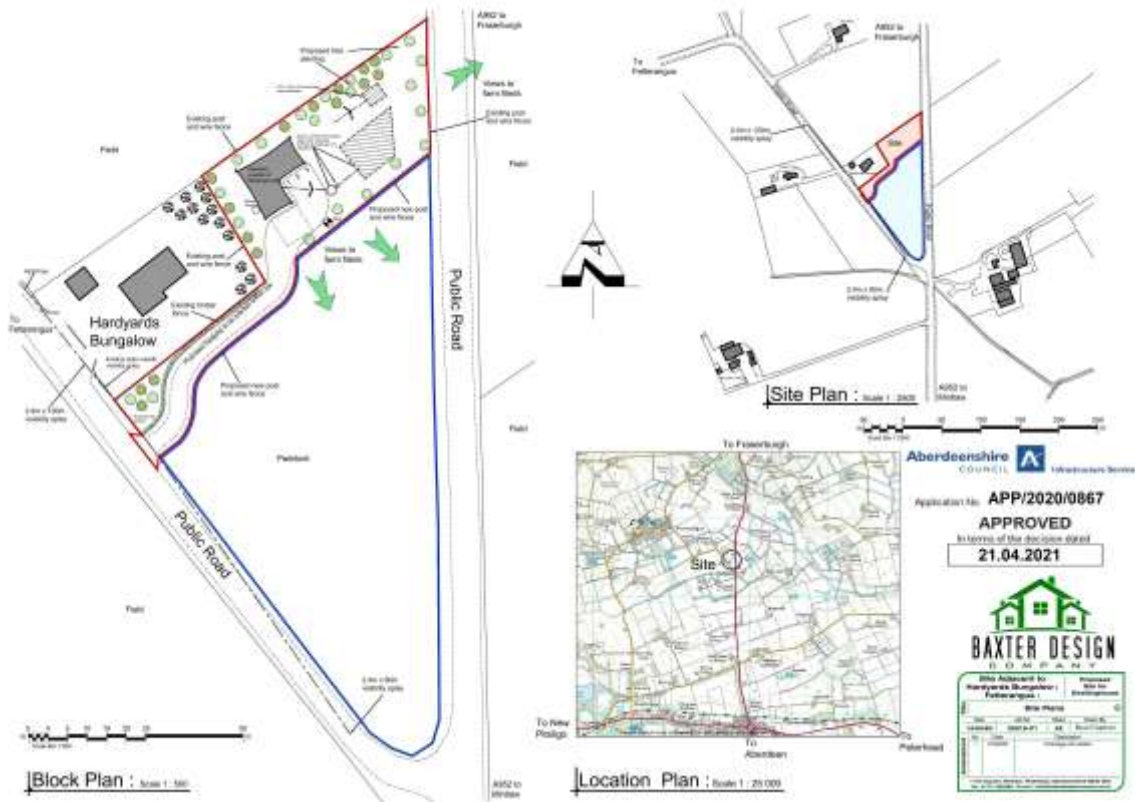
***Offers Over £75,000***

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## GENERAL

This building plot is situated less than 2 miles north of the village of Mintlaw on the Fraserburgh road and the site can be identified by the for sale sign. Access to the site will be across a private road as per the site plan. The private road will require to be formed by the purchaser. Sewerage will be to septic tanks to be installed by the purchasers at the time of building. Services are adjacent to site.

Planning permission in principle has been granted and the comments can be viewed on the planning section of Aberdeenshire Councils Website [www.aberdeenshire.gov.uk/planning](http://www.aberdeenshire.gov.uk/planning) as follows: APP/2020/0867



### Entry

By arrangement

### Viewing

Contact our Mintlaw office – (01771) 622338

### Email

Email: [mintlaw.property@stewartwatson.co.uk](mailto:mintlaw.property@stewartwatson.co.uk)

### Offers

All offers should be submitted in writing to our Mintlaw office

**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
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