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SITE ADJACENT TO NETHER ADEN VILLA MINTLAW



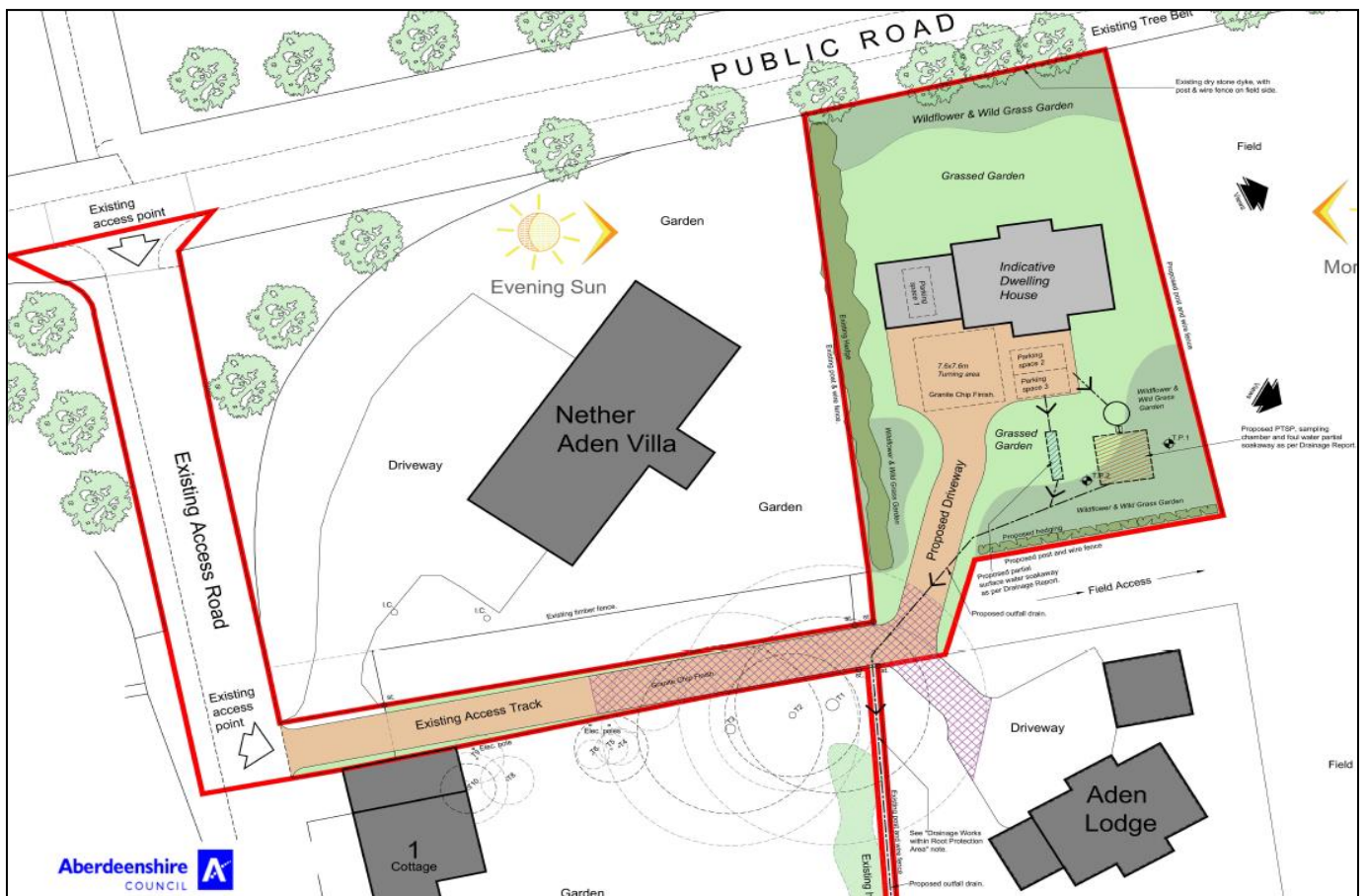
Building Plot with Planning Permission in Principle

- Planning Permission in Principle Granted
- Easy Access to Main Aberdeen Road
- 0.35 acres
- Services Close to Site
- Plans Available to View Online

Offers Over £85,000
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TYPE OF PROPERTY

This building plot with planning permission in principle is approximately 0.35 of an acre. The plot is semi-rural yet not isolated with other properties within the vicinity. It is in a pleasant and sheltered location which offers the setting for an attractive and spacious family home. Sewerage will be to septic tanks to be installed by the purchasers at the time of building. Mains water and electricity close by, the purchaser will be liable for connection fees. An access road to the plot has been created. Planning permission in principle has been granted for the site and the comments can be viewed on the planning section of Aberdeenshire Councils Website www.aberdeenshire.gov.uk/planning as follows: APP/2024/2030



Block Plan

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 ever expanding village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Suiting both the mature buyer and also families it offers a whole host of facilities second to none for a village of its size. There are both primary and secondary schooling, a selection of local shops including two convenience stores a small supermarket, pharmacy, health centre, 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 30 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/SCOR