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3 PLOTS AT CHAPEL PARK, MINTLAW, PETERHEAD, AB42 4JQ



Exclusive development for executive housing

- Sought after location
- To be sold with services
- Planning permission in principle
- Open countryside views

Offers Around £150,000 per plot

www.stewartwatson.co.uk

GENERAL

These three good sized plots enjoy a secluded setting forming part of an exclusive development within the Chapel Park area of Pitfour Estate. Access to the sites will be across a private road which will be tarred by the seller on completion of the last house to be constructed. The seller will also arrange for servicing of the sites with water, electricity and telephone. Sewerage will be to individual septic tanks to be installed by the purchasers at the time of building.

Planning permission in principle has been granted for each individual site and the comments can be viewed on the planning section of Aberdeenshire Council Website www.aberdeenshire.gov.uk/planning as follows:

Plot 7 - APP/2017/1427 (approved)

Plot 8 – APP/2017/1428 (approved)

Plot 9 – APP/2017/1429 (approved)

FURTHER INFORMATION

For further information on the sites the seller can be contacted direct on 07860 359944

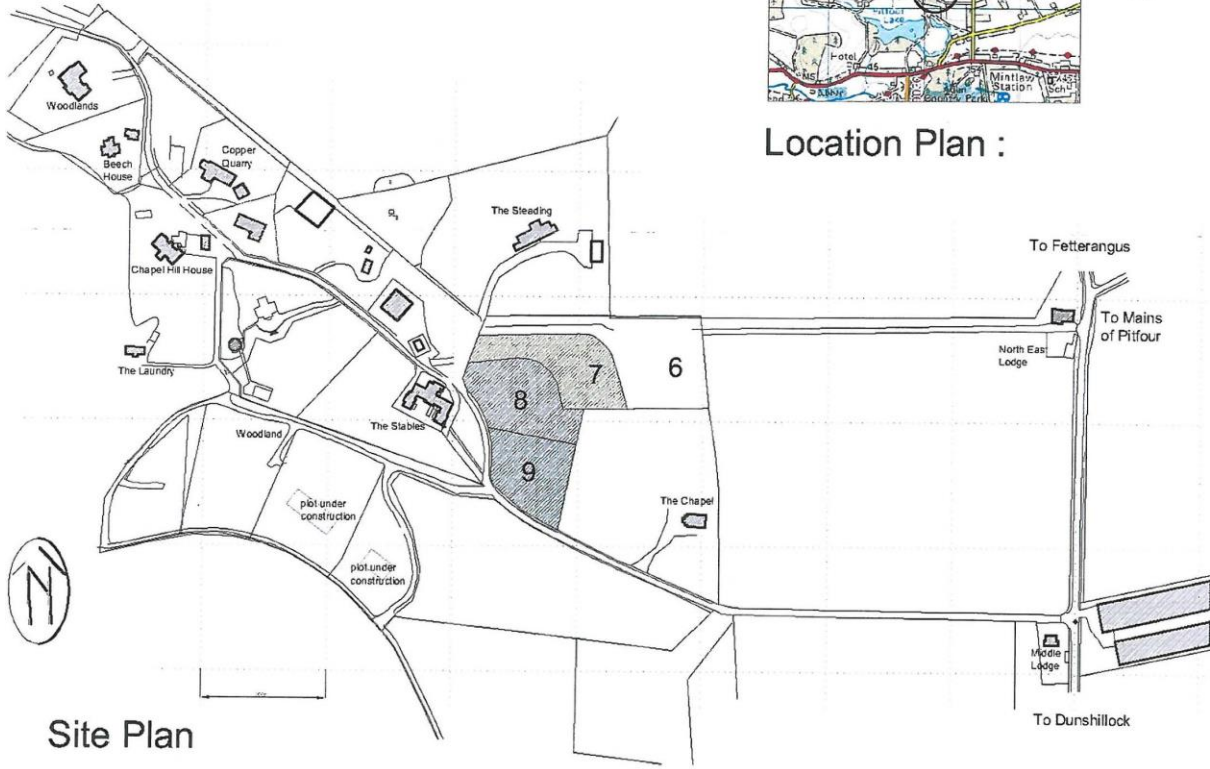
LOCATION

The site is located within the historic Pitfour Estate, a few minutes from the tranquil Pitfour Lake around which peaceful walks can be enjoyed and they are a short drive from the village of Mintlaw. The ever expanding village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Mintlaw 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, dental practice, 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.

Mintlaw also has the MACBI Community Hub, a centre offering a range of activities including multigym, 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.



Location Plan :



Site Plan

Site plan



Plot 7



Plot 8



Plot 9



View of woodland with Pitfour Lake in the background through the trees

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

Reference – NH

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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