

STEWART & WATSON

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**STOCKBRIDGE FARM, MINTLAW,
AB42 4LF**



Derelict Farmhouse with Steading for Conversion

- Rural Location
- Open Countryside Views
- Services Close to Site
- Approximately 1 Acre of land
- Planning Permission Required

Offers Over £90,000
www.stewartwatson.co.uk

Type of Property

This good sized plot benefits from open countryside views close to the town of Mintlaw. This would be an ideal renovation project for someone looking for a property with some land. The farmhouse is accessed over a private farm track serving another plot in the vicinity. It is believed that services are on site, however purchasers would require to satisfy themselves that electricity and water could be accessed and to the costs of these connections. Drainage will be to a septic tank, the cost of which will be payable by the purchaser.



Steading



Farmhouse Rear External



Site Plan – Lined Section shows the Plot of Land for Sale

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 site is located a short drive from Mintlaw. Head out of Mintlaw on the A950 past the Saplinbrae Hotel and take the second left after passing there. Proceed up that hill and the entrance gate to the access road which leads to the plot of land is there.

Reference – NH/SCOR

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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