

STEWART & WATSON

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PLOT 2 SHEVADO HOME FARM, MAUD, AB42 4QN



Building Plot with full planning permission

- Set in approx 4.53 acres or thereby
- Quite countryside location
- Outbuildings
- Mains water and electricity on site

Offers Over £120,000

www.stewartwatson.co.uk



Building Plot



Building Plot Alt



Paddock



Paddock Alt



Steading



Steading Alt

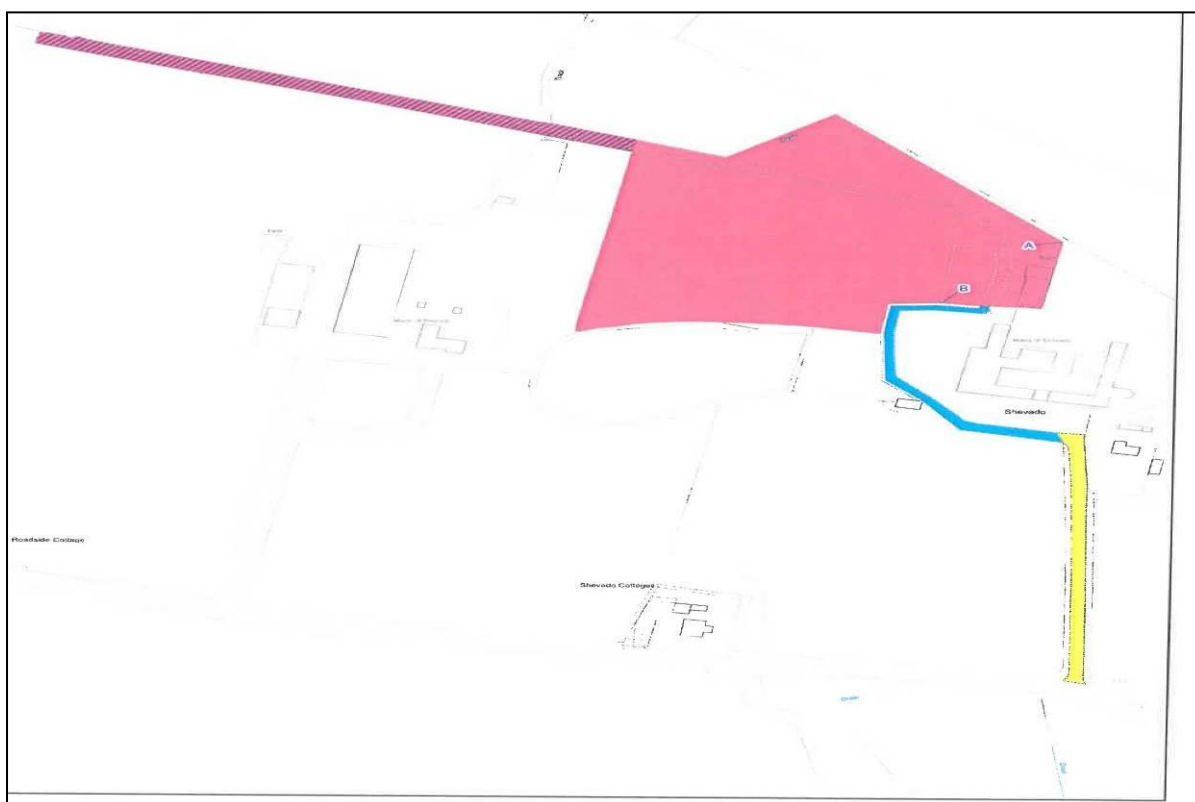
GENERAL

This 4.53 acre plot consists of outbuildings, paddock and building plot. Situated in a quiet countryside location less than 2 miles north west of the village of Maud. The site can be identified by the for sale sign. Access to the site will be via a shared road as per the plan below. The purchaser will along with the 3 neighbouring properties be required to complete the access road as shown shaded blue on the said plan with tarmacadam or other agreed finish at equal expense.

Sewerage will be to a septic tank to be installed by the purchasers.

Mains water and electricity are available on site, the purchaser will be liable for the connection fees.

Full planning permission has been granted and the comments can be viewed on the planning section of Aberdeenshire Councils Website www.aberdeenshire.gov.uk/planning under the following reference number: APP/2022/1273



Plan

The Seller has exclusive ownership of pink and a right of access over the roads shown blue and yellow.

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 village of Maud offers a local convenience store, a primary school, doctors' surgery, church, hotel, hairdresser shops and a community resource centre with gym and community café. The village lies close to the ever expanding village of Mintlaw, Central Buchan's largest village which offers to the surrounding areas a whole host of facilities second to none for a village of its size including 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 29 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 – JB/LWA

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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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
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm	(01542) 840408
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