

STEWART & WATSON

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BUILDING PLOT AT COTES COTTAGE NETHERDALE, TURRIFF, AB53 4GW



Building Plot with Planning Permission

- Plot extending to approx. 0.81 acres / 0.33 hectares
- P.P for the erection of dwellinghouse
- Planning Reference; APP/2022/0075
- Services available nearby
- Enjoys country views

Offers over £90,000

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TYPE OF PROPERTY

This is a great sized building plot extending to approx. 0.81 acres / 0.33 hectares which is situated in a country location at Netherdale, which is approx. 7 miles from Turriff. The current owner has laid a track leading up to the plot.

PLANNING PERMISSION

The building plot has planning permission, which has been submitted to Aberdeenshire Council and awaiting a decision, for the erection of a dwellinghouse reference number **APP/2022/0075**.

SERVICES

It is understood that electricity, telephone and private water connections are all available nearby. Drainage will require to be by private septic tank and soakaway. New track laid in 2025.

Entry

A suitable date of entry can be negotiated.

Viewing

By contacting The Property Shop, Turriff on 01888 563 777.

Email

turriff.property@stewartwatson.co.uk

Offers

All offers should be lodged with our Turriff Office.

DIRECTIONS

From Turriff take the B9025 towards Aberchirder for approx. 3 ½ miles then turn left signposted 'Bogton/Auldtown of Carnousie/Netherdale'. Follow this road for approx. 3 miles and turn right. Take the first right and the plot is straight ahead.

Reference

DDP/TUR/E22



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
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 2pm-4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331