

# STEWART & WATSON

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## **BUILDING PLOT AT WESTER KEILHILL STEADING, KING EDWARD, BANFF, AB45 3LP**



### ***Building Plot with Full Planning Permission***

- Plot extending to approx. 0.27 acres / 0.10 hectares
- Full Planning Permission for the erection of dwellinghouse
- Planning Reference; APP/2022/1416
- Services available nearby
- Located approx. 4.7 miles from Banff & 7.7 miles from Turriff

***Offers over £74,000***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***

## **TYPE OF PROPERTY**

This building plot extends to approx. 0.27 acres / 0.10 hectares and is located approx. 4.7 miles from Banff and approx. 7.7 miles from Turriff.

## **PLANNING PERMISSION**

The building plot has full planning permission for the erection of a dwellinghouse reference number **APP/2022/1416**. A copy of the planning permission documentation is available for inspection at The Property Shop, Turriff.

## **SERVICES**

It is understood that electricity, mains water and telephone connections are all available nearby. Any potential purchasers will require to satisfy themselves as to the availability and suitability of any services required. Drainage will require to be by private septic tank and soakaway.

## **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](mailto:turriff.property@stewartwatson.co.uk)

## **Offers**

All offers should be lodged with our Turriff Office.



## **DIRECTIONS**

From Turriff take the A947 towards Banff for approx. 7.2 miles and turn left signposted 'Scatterty/Dunlugas'. Continue on this road for approx. 0.3 miles and turn right. The plot is around the first left corner on the left indicated by our For Sale Sign.

## **Reference**

DDP/TUR/E25



**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 leases 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	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331