

**BUILDING PLOT, BOGS FARM,
CORTIECRAM, MINTLAW AB42 4UL**



Building Plot with outline planning permission

- With ready access to public road
- Close to the village of Mintlaw
- Large site
- Mains services in vicinity
- Pleasant rural location

OFFERS IN THE REGION OF £80,000

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GENERAL

This is a good sized site in a pleasant rural location with ready access to the public road. Planning Permission in principle has been granted for the erection of one house. Mains water and electricity are available close to the site. Drainage and sewerage will be to a septic tank. Details of the planning permission can be obtained from our office in Mintlaw or by visiting Aberdeenshire Council's website www.aberdeenshire.gov.uk/planning under application number B/APP/2013/2398

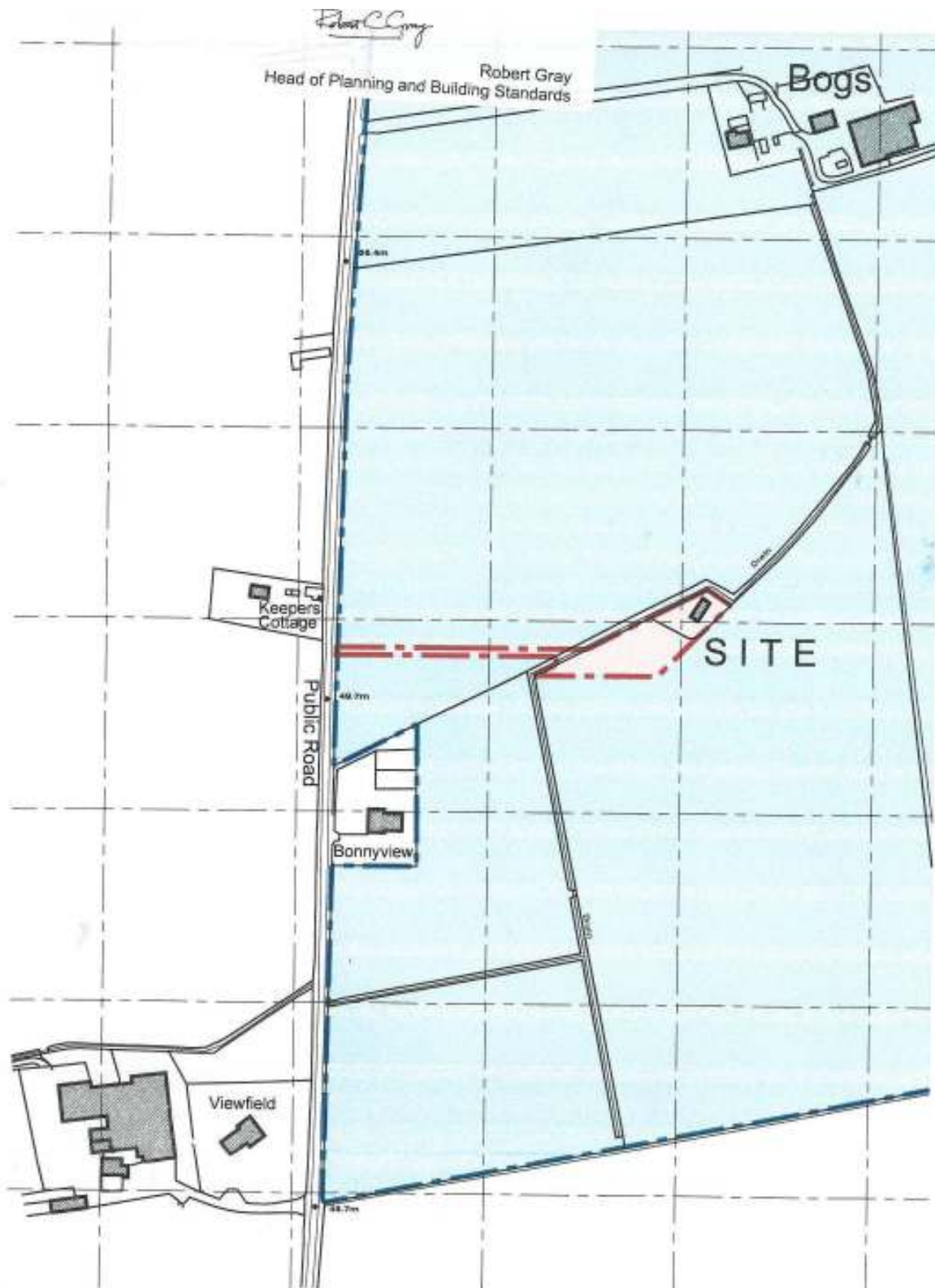
LOCATION

Situated a few miles north of the popular village of Mintlaw this site would offer an excellent opportunity to have a house in a rural location with good village amenities only a few minutes drive away.



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The village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Suited both the mature buyer and also families it 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 a pharmacy, health centre, dental practice, vets, bank, post office, filling-station, 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. There is easy access to the renowned Aden Country Park and to the Formartine and Buchan line walkway. It 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.



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Site Plan : Scale 1 : 2500

Entry

Immediate entry can be given

Viewing

Call at the site or contact our Mintlaw office – 01771 622338

Email

Email: mintlaw.property@stewartwatson.co.uk

Offers

All offers should be submitted in writing to our Mintlaw office

Reference - HAB

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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65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
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