

**Plot At Cosy Neuk, Thornton,  
Grange, Keith, AB55 6SB**

**Price Over  
£39,950**

ASPC ref : 342530



**Arrange a viewing**

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(Stewart & Watson)

**Stewart & Watson**

17-19 Duke Street

Huntly

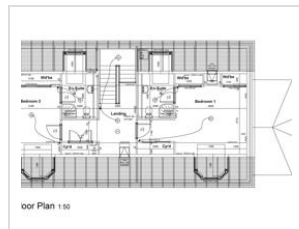
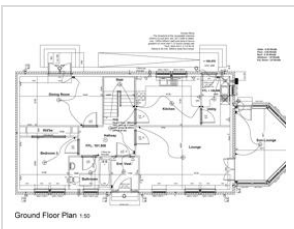
AB54 8DL

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Property features:



**Building Plot extending to approx. 0.49 acres**

Full planning permission for 1½ storey dwellinghouse now expired; 3 Bedrooms with 2 en-suite bathrooms; Lounge, Kitchen, Utility, Dining Room & Bathroom; Mains water and Private drainage; Services nearby; Located approximately 3 miles from Keith

**TYPE OF PROPERTY** We are pleased to offer for sale this sizeable house plot extending to approximately 0.49 acres in the scenic location of Grange. Full planning permission has been granted to demolish the existing house and erect a spacious family dwellinghouse with a stand-alone double garage. Early viewing is highly recommended.

**PLANNING PERMISSION** Full planning permission was granted under Planning Reference 09/01158/FUL for a 3-bed 1.5 storey dwelling house to be built on the plot. Although the planning permission dated 1st December 2009, has expired the Seller is confident that Moray Council will renew the permission when applied for. It is anticipated that the successful purchaser will wish to lodge their own detailed application with the Council. The previous plans and planning permission can be viewed at our Huntly office.

The owners of the plot have advised that they have formed the access road and access layby for the plot as was laid out in the planning permission.

**SERVICES** Mains water and private drainage. Electricity and telephone connections nearby.

**ACCOMMODATION** The property on completion will be extremely spacious throughout and of particular appeal is the Sun Lounge to the side with windows all round affording views over the surrounding countryside.

Floor plans and elevations are shown on the schedule as follows:-

Ground Floor:- Entrance Vestibule, Lounge, Sun Lounge, Utility, Kitchen, Dining Room, Bedroom 3 and Bathroom.

First Floor:- Bedroom 1 with En-Suite and Bedroom 2 with En-Suite.

**OUTSIDE** The property is set in a plot extending to 2015m<sup>2</sup> (0.49 acres) with a double garage. There will be plenty of space for garden ground and for off-street parking.

**Council Tax** The Council Tax band will be fixed by the Local Authority on completion.

**LOCATION** The plots are located approximately 3 miles from Keith. Primary schooling is available at Grange Crossroads with secondary schooling available at Keith Grammar School. It is understood that school transport is provided.

Keith is a thriving town situated between Inverness and Aberdeen on the A96. It is equidistant from Inverness and Dyce Airports, both of which are accessible in approximately one hour. The town has a full range of local amenities, Primary and Secondary Schooling and railway station. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course. Keith is also a popular tourist town, with the Strathisla Distillery being one of the stops on the Whisky Trail.

**DIRECTIONS** From Keith take the A95 signposted to Banff for approximately 3 miles. You will see a turn off to the left to Edingight. The plot is located just after Thornton Croft on the left.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/342530/Plot-At-Cosy-Neuk-Thornton/Keith/>

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