

## Plot At North Lodge, Fasque Estate, Fettercairn, Laurencekirk, AB30 1DN

Price Over  
**£85,000**



### Contact Solicitor

Shiells  
31a St. David Street  
Brechtin  
DD9 6EG

01356 622171

[frances.coutts@shiells-law.co.uk](mailto:frances.coutts@shiells-law.co.uk)

<https://www.shiellslaw.co.uk>



### Features

## Description

North Lodge is located within an historic landscape renowned for its field sports, rolling agricultural land, and ancient woods. The site rests just below the Highland Line at the eastern fringe of the Grampian Mountains, 1 mile away from the conservation village of Fettercairn.

The counties of Angus and Kincardineshire offer an enviable range of leisure pursuits for the active family with golf, hillwalking, hunting and fishing being available widely throughout the area. The “Glens” and the Cairngorm National Park also provide considerable attraction for the outdoor enthusiast. The picturesque village of Fettercairn offers everyday essentials with a village shop, post-office, café and restaurant, and the Ramsey Arms Hotel. Fettercairn primary school is 4 minutes’ drive from the site and 15 minutes away from Mearns Academy secondary school, which has an excellent record of academic achievement. There are health clinics and dental surgeries in the neighbouring towns of Laurencekirk and Edzell as well as a wide range of local retailers.

The site has excellent communication links: Laurencekirk (7 mi), Montrose (15 mi) and Stonehaven (17 mi) provide railway links while the A90 trunk road, which connects to Dundee (39 mi) and Aberdeen (35 mi) and then on to Edinburgh (100 mi) and Glasgow (117 mi), is 8 miles away. Aberdeen airport is

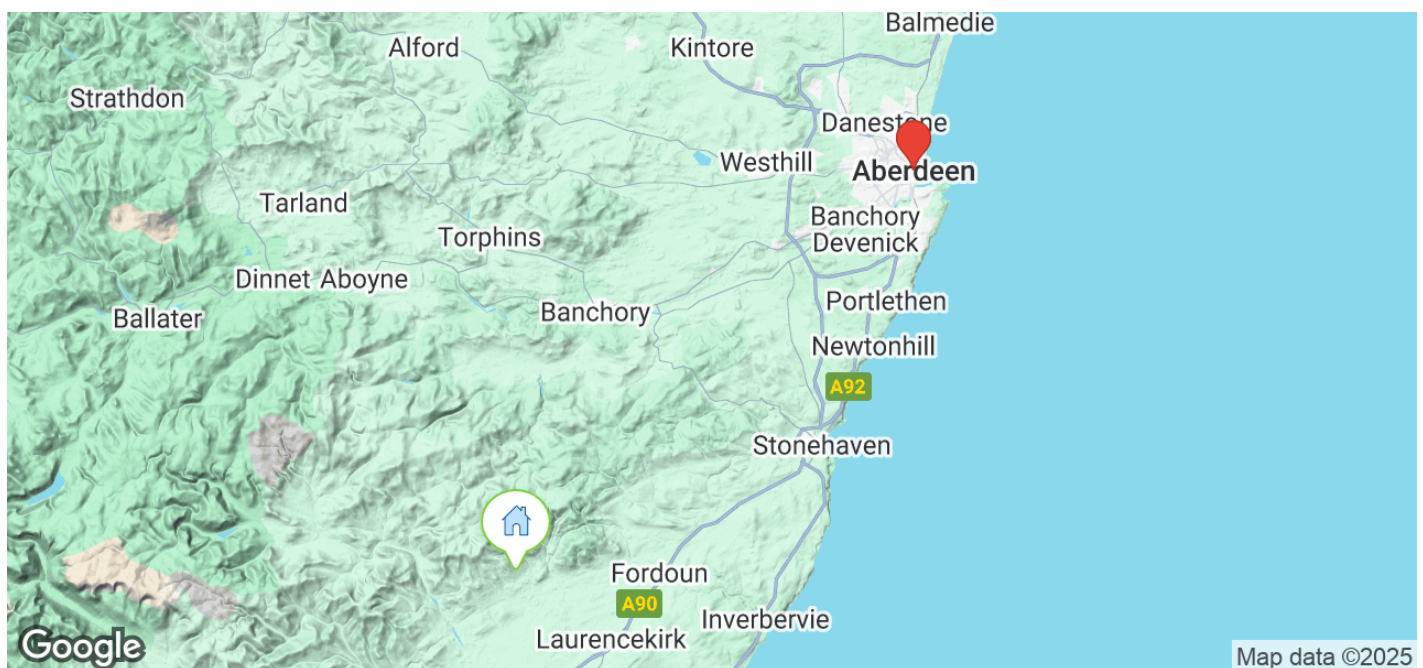
within an hour's drive (under normal conditions) and has regular flights to destinations in the UK and Europe.

Available Documents pertaining to the site

- Water and drainage schematics for foul effluent and for water disposal
- Seaton civils site survey: foul effluent disposal, storm water disposal, and flood risk assessment
- Rain soakaway tests and metrics
- Full planning permission docs

## Directions

On entering the village of Fettercairn from the Edzell side take the first left at the roundabout, heading past the primary school and Fettercairn Distillery. Take a right just after the distillery and proceed past the farm until you reach a T junction. Take a right and North Lodge is the first house you come to on the right. The plot is located a short distance from North Lodge.



## Accommodation comprises

Land to the north of North Lodge, Fasque, Fettercairn

PP for 3 Bed dwelling and double garage

The plot has planning permission in principle for a 3-bedroom dwelling house with adjacent double garage and parking. The plot lies on the northern boundary of the beautiful Fasque House, a beautiful country estate with an exquisite baronial mansion at its heart, famous for its association with four-time Prime Minister William Gladstone. It enjoys a pleasant rural setting amidst mature beech avenues and offers a development opportunity in a peaceful idyllic locale.

### View this property here

<https://www.aspc.co.uk/search/property/305782/Plot-At-North-Lodge--Fasque-Estate/Laurencekirk/>

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