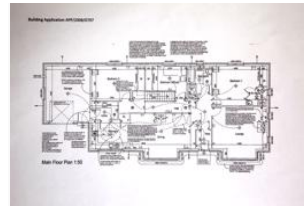
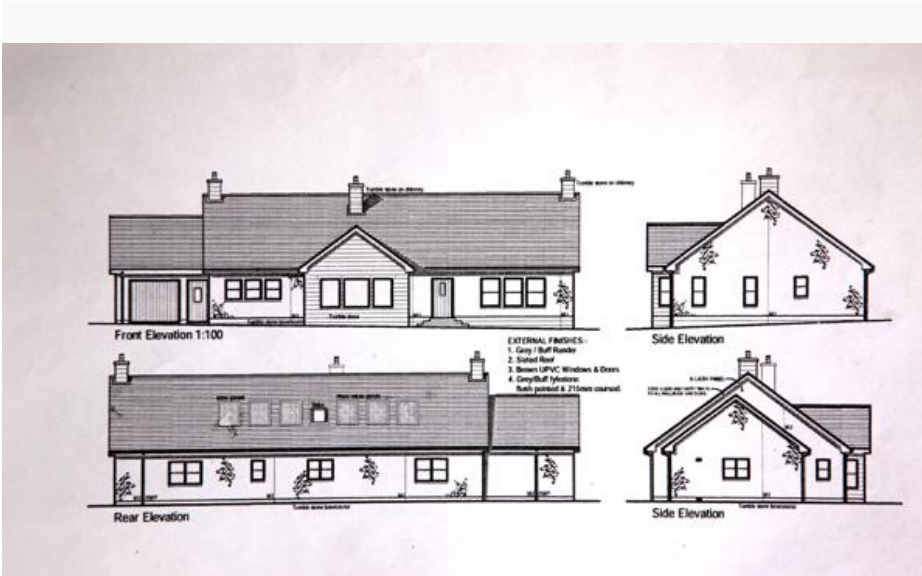


Building Plot at Crichtie View,
Stuartfield, Mintlaw, AB42 5DS

Price Over
£80,000



Contact Seller
01358 701628

Contact Solicitor
Raeburn Christie Clark & Wallace
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Ellon
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<http://www.raeburns.co.uk>

Features

Description

Building Plot with Full Planning Permission to Erect 1½ Storey Five Bedroomed Property:- We are delighted to offer for sale this superb building plot which extends to approximately **0.70 of an acre** and is ideally located only a short distance from the village of Stuartfield and within easy commuting distance of Aberdeen and Peterhead. The site previously had an agricultural tie but this has now been lifted. Full planning permission has been granted for the erection of a spacious 1½ storey five bedroomed property, which on completion will enjoy panoramic views across the surrounding open countryside. The plans presently show only the downstairs rooms but it is understood there is ample space for two further bedrooms and a shower room above. The finished property will have many environmentally friendly features such as solar panels for hot water and electricity, ground source underfloor heating and a 6kw wind turbine with feed-in tariffs payable. It is designed for low maintenance with uPVC exterior fittings.

Planning Permission Full details of the plans which have been passed by Aberdeenshire Council are available on their website, Planning Application Number: APP/2008/0707.

Services A septic tank will require to be installed. Mains water and electricity are available nearby - purchaser responsible for connection.

Additional Land Additional land extending to approximately 8.5 acres is available to purchase under separate negotiation with the Seller, making this an ideal equestrian development.

Scotframe Kit House

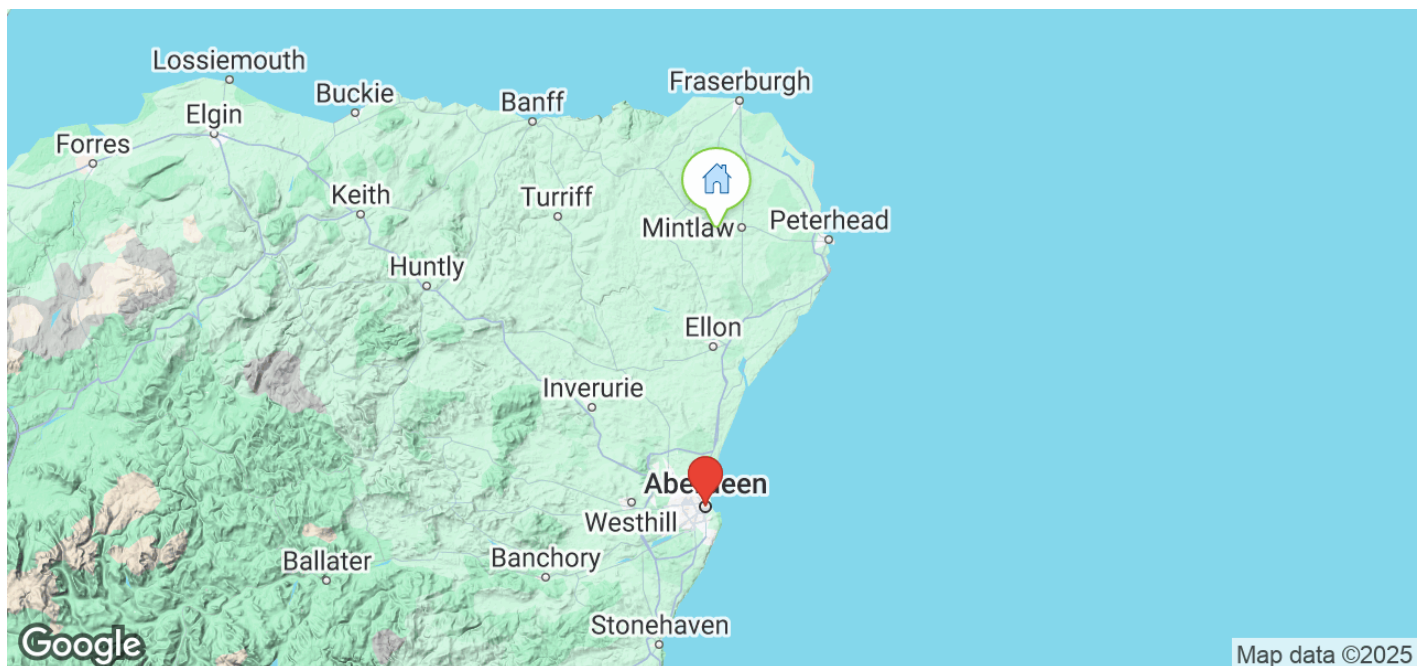
A deposit of £900 has already been paid on the house which is presently priced at £49,102.

Outhouse There is a large shed which is currently situated within the boundaries of the plot which is also included in the sale price.

Location Stuartfield is a thriving, small village with a primary school, doctors surgery, village shop and a cosy pub. It is also situated only 4 miles approx. from Mintlaw where there is the secondary school and a wider range of shops, with good public transport links to Aberdeen, Fraserburgh and Peterhead.

Directions

From Aberdeen, travel north along the A90 Ellon/Peterhead road and continue for approx. 14 miles, bypassing Ellon, still the A90. At the Toll of Birness take the left fork onto the A952 signed Fraserburgh/Clola. Continue for approx. 1.4 miles and turn left at the sign for Stuartfield. On reaching Stuartfield, turn right and then turn left onto Windhill Street. Continue for approx. 0.7 miles until reaching the site, on the left hand side of the road, as indicated by our For Sale Board.



View this property here

<https://www.aspc.co.uk/search/property/318773/Building-Plot-at-Crichie-View/Mintlaw/>

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