

## Plot at Cabrach, Stuartfield, Mintlaw, Peterhead, AB42 5BU

Fixed Price  
**£70,000**

**Under offer**



### Contact Solicitor

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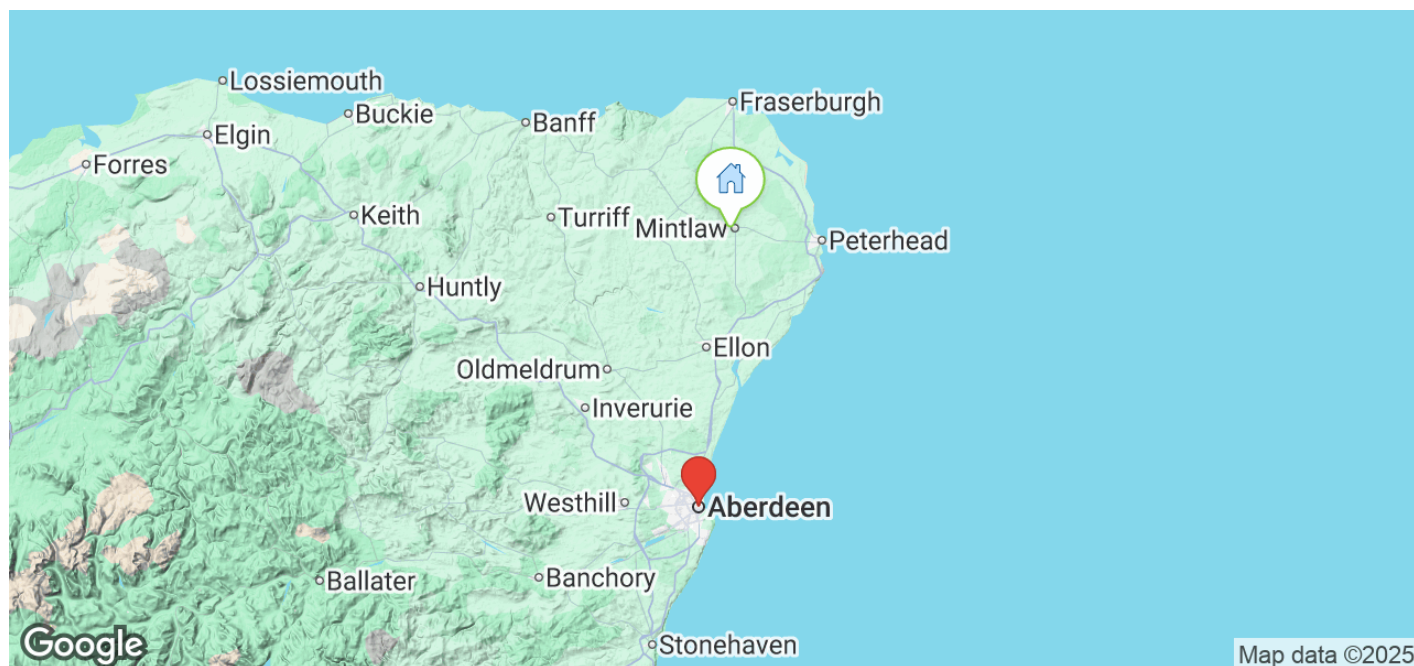
### Features

## Description

We offer for sale this **SUPERB BUILDING PLOT EXTENDING TO APPROXIMATELY 1.3 ACRES** ENJOYING A STUNNING YET PRIVATE LOCATION WITH PANORAMIC RURAL VIEWS OVER OPEN COUNTRYSIDE AND TOWARDS THE VILLAGE OF MINTLAW. There is detailed planning permission in place, but subject to approval by the Planning Department, there may be scope for this to be amended for any buyer to build the house of their dreams. There are services nearby including mains water. The site itself is private yet has neighbours nearby and is only a short drive to both Mintlaw and Stuartfield with easy access to the main A952 Mintlaw/Aberdeen Road. With the new Aberdeen Bypass Route getting nearer to completion and the dual carriageway out to Ellon, this is an easy commute for a buyer looking to build an individual property away from the hustle and bustle of city life.

The full planning application can be seen on the Aberdeenshire Council Planning site under reference APP/2015/3571. The planning currently in place is for a house designed to a high standard of insulation and specification, with an energy performance that far exceeds the current standards. The house would be designed with high efficiency windows, doors and insulation that will make the house very

cost effective to live in and run. The proposals may also incorporate ground source heating, air source, biomass etc. The proposed property is in the running for a design award and for the discerning buyer looking to build a fabulous house of distinction in a modern yet decidedly different style, this is the perfect opportunity. However, do not rule this fabulous plot out based on the current planning, as an alternative energy efficient property built to a different style and specification may well be acceptable. It would be for any prospective buyer to make the necessary enquiries to satisfy themselves on this prior to purchase.



## Accommodation comprises

Travelling on the A952 from Aberdeen to Fraserburgh, about a mile south of Mintlaw at the Yokieshill Crossroads, take the road to the left towards Stuartfield. The road to the plot is second on the right signposted Knock. Continue down the road and veer to the right, pass the two houses on the right and the plot is a short distance ahead on the right.

### View this property here

<https://www.aspc.co.uk/search/property/342178/Plot-at-Cabrach-Stuartfield/Peterhead/>

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