Plot at Ardmachron,

Cruden Bay, Peterhead, AB42 0NQ

Price Over

£75,000

Under offer

Contact Solicitor

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Features

Description

An excellent opportunity has arisen to acquire this prime **building plot** which is situated just off the A90, approx. ½ a mile from the small village of Longhaven, and within a short drive of the popular coastal village of Cruden Bay with its sandy beach and championship golf course. On completion, this extensive dwellinghouse will offer the opportunity to escape the pressures of the city, and yet will not be isolated. Extending to approx. 5 acres, this would make an excellent equestrian opportunity. Worthy of mention, and of historical interest, an old Military Bunker, thought to date back to the Cold War, is located on the Site. It should be noted however that the bunker should not be entered, and anyone doing so will be at their own risk, as it is considered unsafe and dangerous.

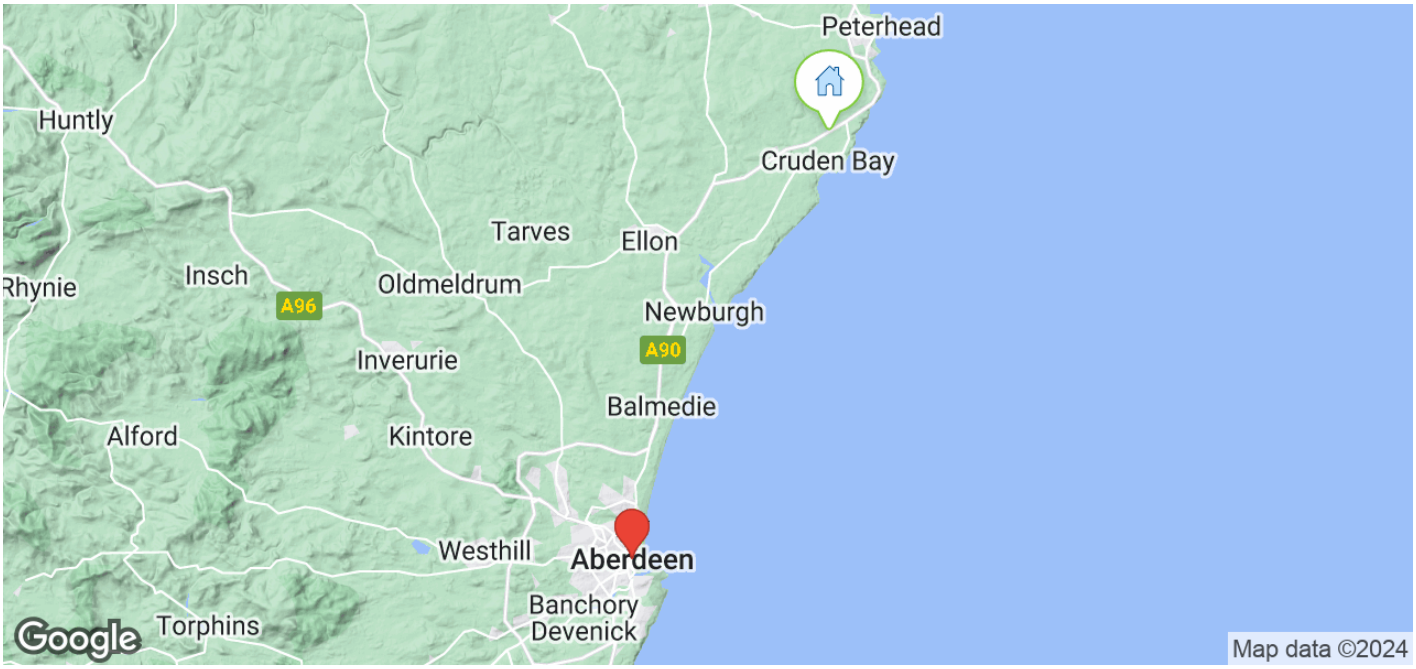
Planning Permission Full planning permission was granted by Aberdeenshire Council for the erection of a detached five bedroomed dwellinghouse and garage. The completed dwelling will have a gross floor area of approx. 323m², including the garage. A copy of the planning consent issued by Aberdeenshire Council is available for inspection through the Selling Agent's Ellon office. The documents can also be viewed on Aberdeenshire Council Planning website, Ref: APP/2018/2765.

Accommodation The accommodation will comprise, on the ground floor, a vestibule and hallway, formal lounge, kitchen/diner/family area. Laundry room, bathroom, bedroom four with en suite shower room and bedroom five. On the upper floor, a spacious hallway leads to a galleried lounge, master bedroom with dressing room and en suite, two further double bedrooms and shower room.

Services A septic tank will require to be installed. Mains water is available nearby - the purchaser will be required to connect. Mains electricity and telephone are also available nearby – the purchaser will require to connect.

Directions

From Ellon, proceed out of the town along the A90 Aberdeen/Peterhead coast road and keep to the right at the Toll of Birness, still on the A90. Continue past Hatton and procced along the A90 for some distance. The plot is located on the right hand side of the road, just before reaching Longhaven. There is a small layby for parking and the plot is indicated by our For Sale board.



View this property here

https://www.aspc.co.uk/search/property/355276/Plot-at-Ardmachron/Peterhead/

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