



**PLOT  
RAYNE NORTH  
INVERURIE  
AB51 5BX**

**BUILDING PLOT WITH  
PERMISSION IN  
PRINCIPLE FOR  
ERECTION OF 5  
BEDROOMED DWELLING  
& DOUBLE GARAGE**

**OFFERS OVER  
£125,000**

**VIEWING BY  
ARRANGEMENT  
CONTACT 07979 790386  
OR CONTACT PETERKINS**

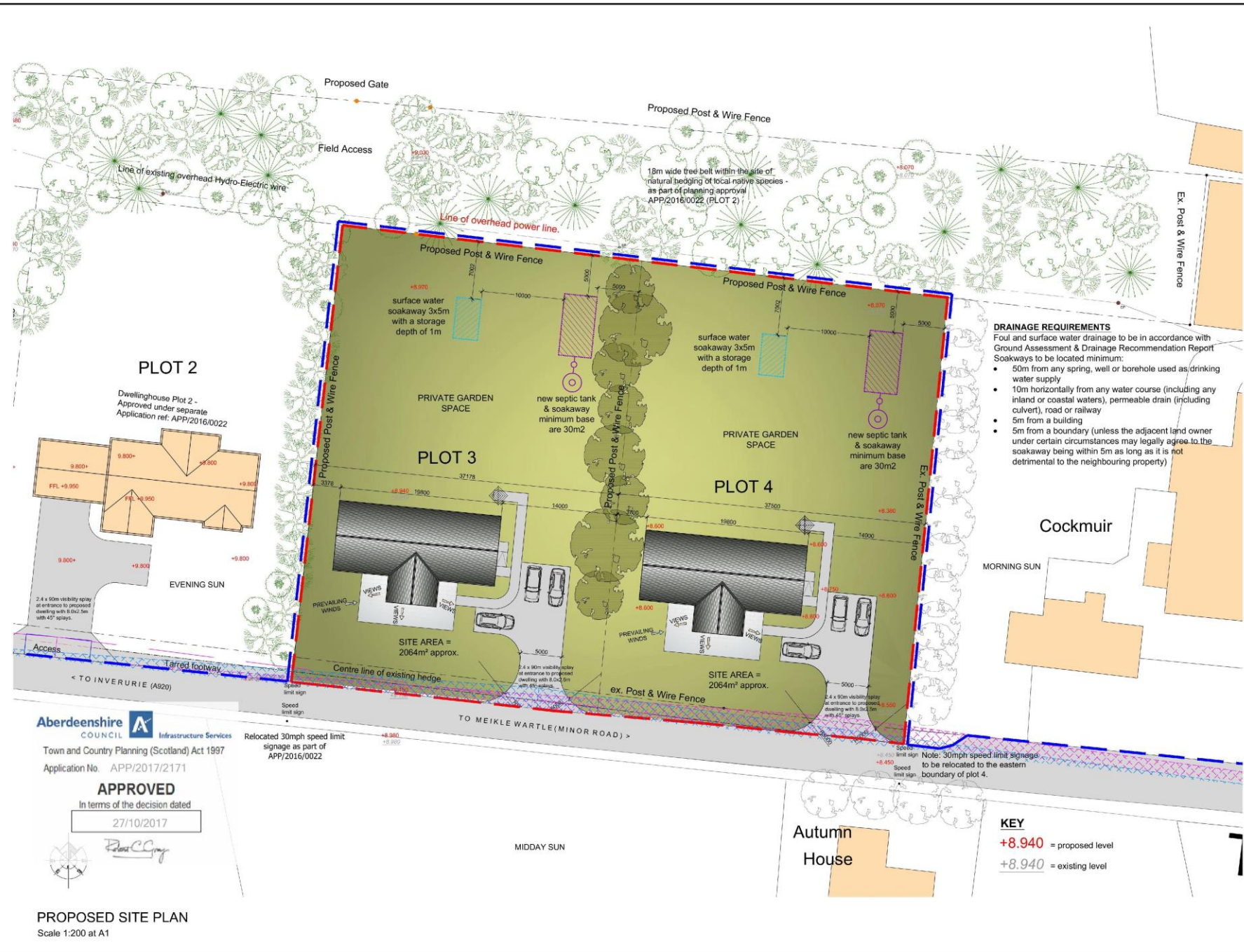
An opportunity has arisen to acquire a building plot (Plot 3) in a lovely scenic location at Rayne North. This peaceful rural hamlet offers a great lifestyle for a family with the local Primary School located within walking distance of the plot. Secondary schooling will be at Oldmeldrum Academy.

Planning Permission in Principle has been granted for the erection of a large dwellinghouse and double garage on the site under Ref No. APP/2017/2171. The Building Site extends to 0.5 acres.

The Site is fully serviced. Sewage will be by septic tank on site which the purchaser will be responsible for.

**DIRECTIONS :** From Inverurie travel north on the A96. At Pitcaple take the road to the right signposted Whiteford continue along this road past Logie Durno School and into the Village of Durno. Take the road to the left signposted Kirkton of Rayne. Continue along for approximately 2 miles and you will arrive at Rayne North School. Turn right and the plot is approximately 50 yards along.

These particulars are believed to be correct but are not warranted and do not form part of any contract All measurements have been taken using a sonic tape measure and, therefore, may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. If there is mention of any alterations or extensions, these are subject to all necessary consents. It will be for any purchaser to make such enquiries and satisfy themselves on such matters. Please note the plans on page 3 and four may not be to scale.



**Aberdeenshire COUNCIL** Infrastructure Services  
 Town and Country Planning (Scotland) Act 1997  
 Application No. APP/2017/2171  
**APPROVED**  
 In terms of the decision dated  
 27/10/2017  
*[Signature]*

Relocated 30mph speed limit signage as part of APP/2016/0022

Note: 30mph speed limit signage to be relocated to the eastern boundary of plot 4.

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DO NOT SCALE - IF IN DOUBT PLEASE CONTACT LAPP

## REVISIONS

REV A : Ownership Boundary amended  
CA - 28-08-2017



## PROJECT DETAILS

Proposed Development at  
Cockmuir, Rayne North,  
Meikle Wartle,  
Inverurie, AB51 5BX  
for Myra Gardiner

## LOCATION PLAN

Scale: 1:2500 @ A3  
Date: May 2017  
Drawn:EA

CHECK	INITIALS	DATE
planning:		
warrant:		
tender:		

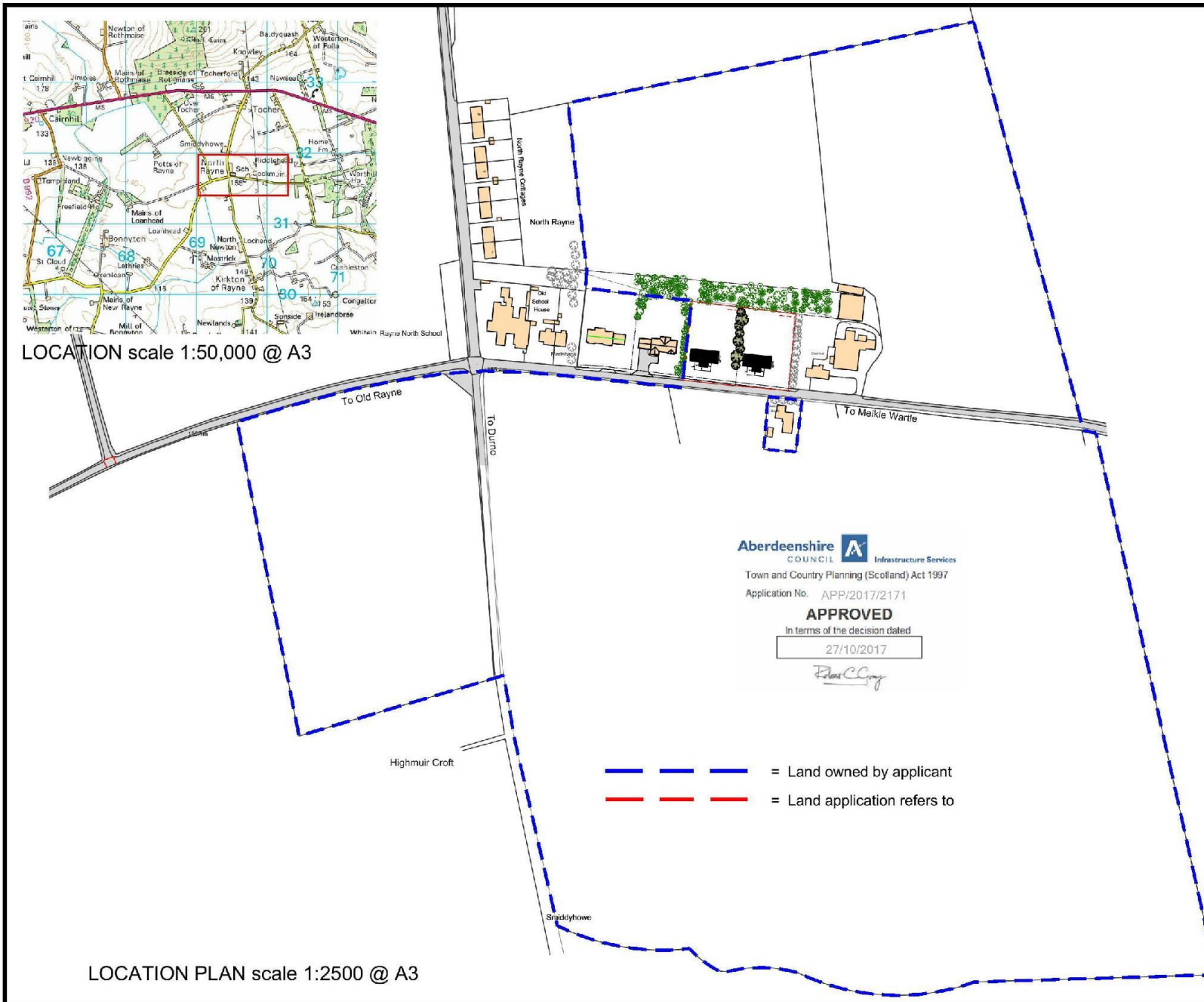


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Ref: 5406/A



LOCATION scale 1:50,000 @ A3

Aberdeenshire COUNCIL Infrastructure Services

Town and Country Planning (Scotland) Act 1997

Application No. APP/2017/2171

**APPROVED**

In terms of the decision dated

27/10/2017

*Paul C. Gray*

— — — — — = Land owned by applicant

— — — — — = Land application refers to

LOCATION PLAN scale 1:2500 @ A3