

STEWART & WATSON

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PLOT 1 MINDUFF

DRYBRIDGE, BY BUCKIE, AB56 5LB



Large Plot in a peaceful rural location

- Offering views over open countryside towards the Moray Firth
- Large site extending to 2509 square metres (0.62 acres)
- Planning Permission granted 11 March, 2011 for Detached Dwelling
- Lounge, Kitchen/Dining/Family, Utility, Shower Room, Bathroom,
- 4 Bedrooms (2 with En Suite & Dressing Room) & Double Garage

Offers Over £100,000

www.stewartwatson.co.uk

PLOT 1 MINDUFF, DRYBRIDGE, AB56 5LB

TYPE OF PROPERTY

We offer for sale this extensive plot, which is situated in a peaceful rural location on the outskirts of the hamlet of Drybridge. The plot is placed only a short drive from the coastal town of Buckie, where shops, supermarkets, schools and recreational facilities can be found and is within commuting distance of Keith, Banff and Elgin. The site has been cleared by the seller with a hardcore road installed giving access from the road to the site (this will be tarred by the seller and is to be shared by 3 properties). Plot 1 extends to approximately 2509 square metres (0.62 acres) and boasts beautiful views over the surrounding countryside towards the Moray Firth coastline. Planning permission was previously granted for the erection of an architect designed 4 bedroom 1 3/4 storey detached dwelling with double garage under Moray Council Reference 09/01922. The plans are available for inspection at our Buckie Property Shop.

N.B

The owners are a firm of builders/developers and can provide architectural services and a part or full build service if required.



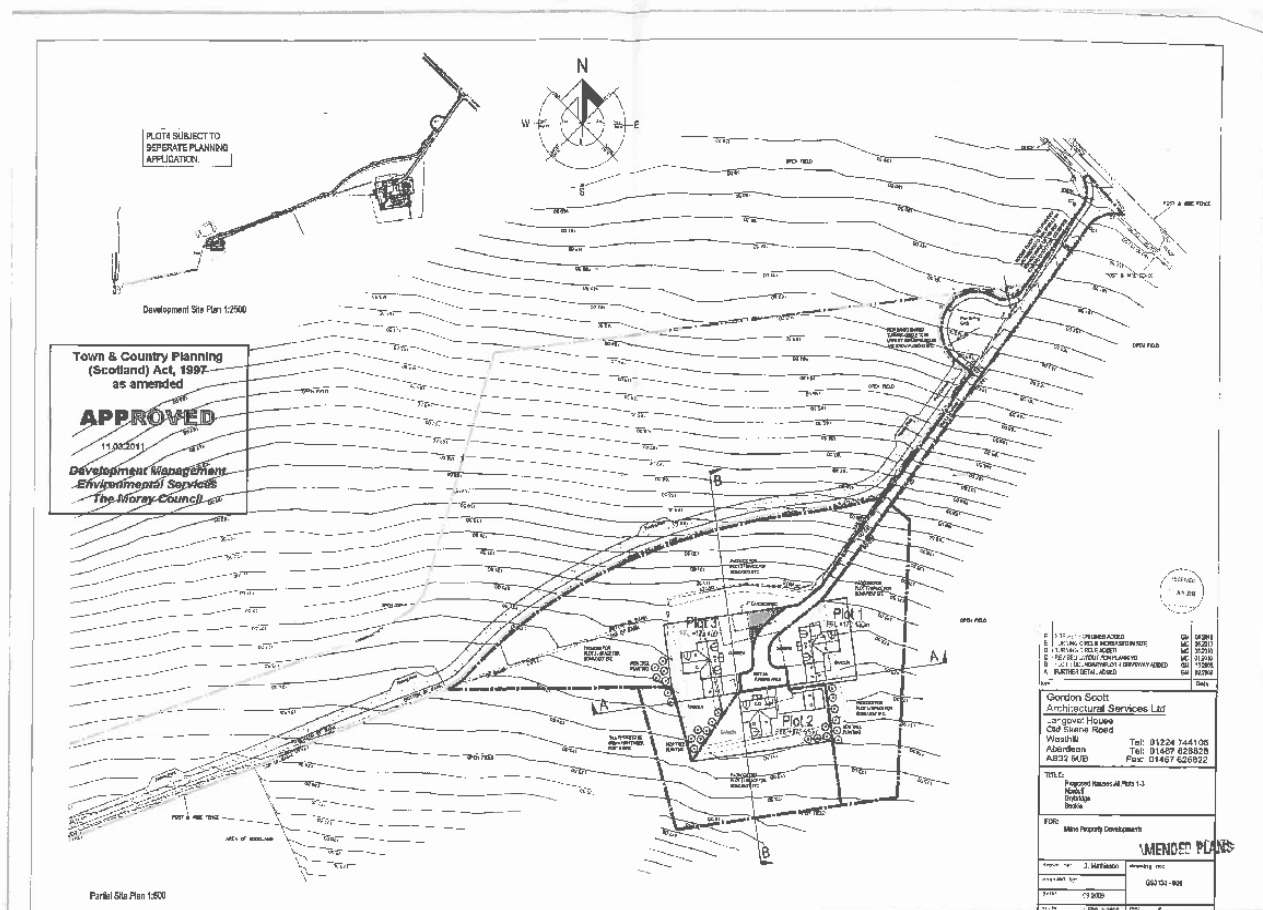
The site has been cleared



A hardcore road has been laid giving access to the plot



The view from the plot over the surrounding farmland towards the coastal town of Buckie and across the Moray Firth



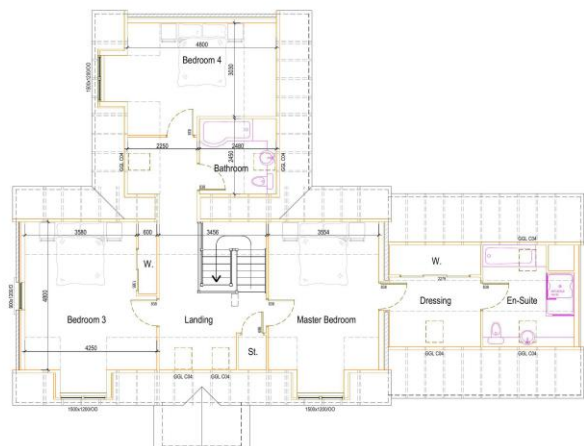
ACCOMMODATION

The proposed accommodation will comprise:-

Ground Floor:- Entrance Vestibule, Hallway, Lounge, Kitchen/Dining/Family Room, Utility Room,

Shower Room, Bedroom 2 with Dressing Room and En-suite. Double Garage.

First Floor:- Landing with storage, Master Bedroom with Dressing Room and En-suite, Bathroom, Bedroom 3 and Bedroom 4.



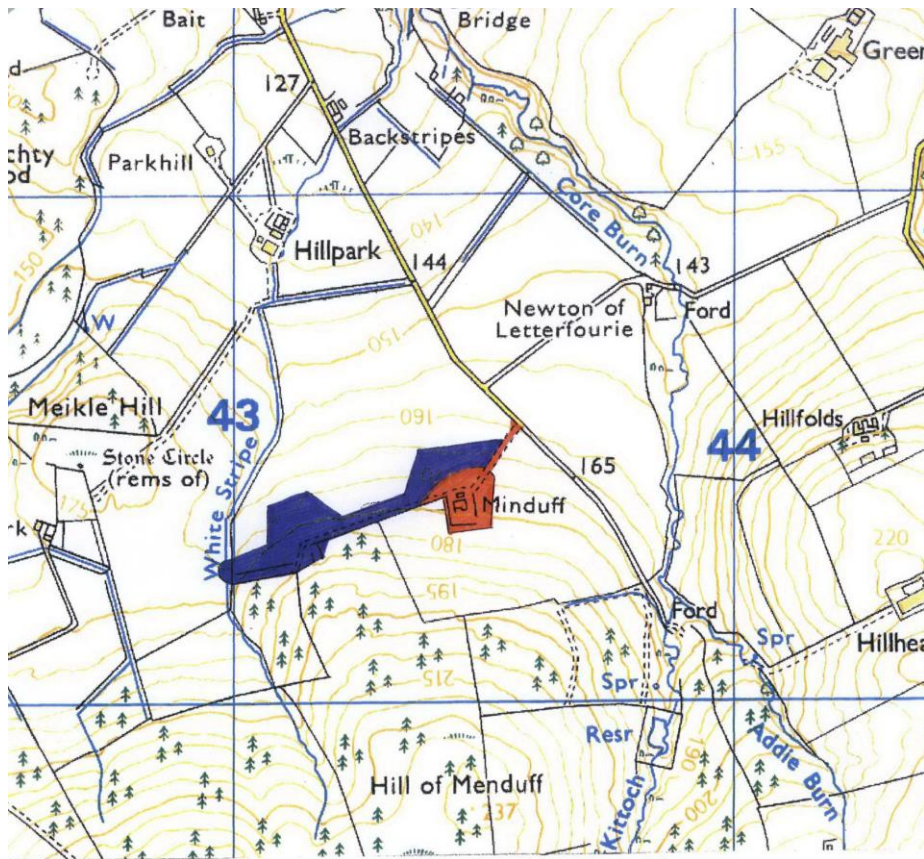
- EXTERNAL FINISHES:
1. Render (Acrylic) - Concrete Slabs
 2. Trowel Bedded Drydash Wall Finish
 3. UPVC Windows/Doors And Down
 4. UPVC Windows/Doors And Down
 5. Timber Facade And Soft

Town & Country Planning (Scotland) Act, 1997 as amended

APPROVED
18.11.2015

Development Management
Environmental Services
The Moray Council

8. REVISED HOUSETYPE FOR PLANNING	MC 18/2015
A. FURTHER DETAIL/ADDED	GA 08/2009
Rev:	Date:
Gordon Scott Architectural Services Ltd Langavat House Old Skene Road Westhill Aberdeenshire AB32 6UB Tel: 01224 744106 Tel: 01467 626828 Fax: 01467 626822	
TITLE:	Proposed House At Plot 1 Kind of Drivage Bucks
FOR:	MIRA Property Developments
Drawn by:	G. Mathison
Checked by:	
DATE:	08/2009
SCALE:	1:50, 1:100, 1:200
	B



DIRECTIONS

From Buckie travel west along A98 towards Fochabers. Turn left at Arradoul and continue up this road for approximately 2.4 miles. Minduff is located at the end of this road on the right hand side.

SERVICES

Drainage will be to a septic tank installed at purchaser's expense. Mains electricity and private water supply available nearby (and will be connected at the purchaser's expense).

Viewing

By appointment only which can be arranged by contacting our Buckie Office on 01542 833255

Email

buckie.property@stewartwatson.co.uk

Reference Buckie/CF

The description of the property as a plot is subject, where appropriate, to planning permission either being granted or renewed as the case may be.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777
 59 High Street, Turriff AB53 4EL (01888) 563773
 65 High Street, Banff AB45 1AN (01261) 818883
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
 21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
 4 North Street, Mintlaw, AB42 5HH (01771) 622338
 25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm (01542) 840408
 17-19 Duke Street, Huntly, AB54 8DL (01466) 792331