

DEVELOPMENT SITE

- > 5 DETACHED RESIDENTIAL DWELLINGS
- > CONSENT CURRENTLY BEING REVIEWED/EXTENDED
- > OFFERS IN EXCESS OF £100,000
- > POTENTIAL FOR AN ADDITIONAL DWELLING TO SUBJECT TO PLANNING



FOR SALE

MORTIMER'S WAY, AUCHLEVEN, INSCH, AB52 6AE

CONTACT: James Morrison, james.morrison@shepherd.co.uk, 01224 202800 www.shepherd.co.uk



LOCATION

The subjects are situated within the village of Auchleven, which lies approximately 28 miles north west of Aberdeen. Auchleven acts as a rural service centre for the surrounding area, and provides a limited range of amenities, however a wider range of amenities and facilities can be found within Insch, which lies approximately 4 miles to the north.

The subjects themselves are situated to the east side of the B992 roadway, at the southern edge of the village. Surrounding users are primarily residential and agricultural in nature. The site benefits from quick access to both the local and national road networks.

DESCRIPTION

The subjects comprise a greenfield site which sits to the southern periphery of Auchleven. The site at present remains undeveloped and unserviced and is surfaced predominantly in rough vegetation, which some areas of hardcore. The site is bound to its perimeter by post and wire fencing.

PLANNING

Each site is being sold under the basis of the 5 plot development site and application currently in going to renew the approved consent for 2015/1572 which was for the construction of three residential dwellings and to renew/extend the planning consent 2016/2029 for the construction of two residential dwellings.

Further information on these planning application can be found on the Aberdeenshire Planning website.

ACCOMMODATION

The individual areas of the unit types are noted approximately as here below:-

House Type	Number	Area (SQM)
Plots 6&7	2	114
Plot 8	1	173
Plot A	1	179
Plot B	1	173

The above areas have been calculated on a gross internal floor area basis, excluding garages, in accordance with the Sixth Edition of the RICS Code of Measuring Practice. All measurements have been calculated from sizes as provided which we have relied upon as being true and correct.

PRICE

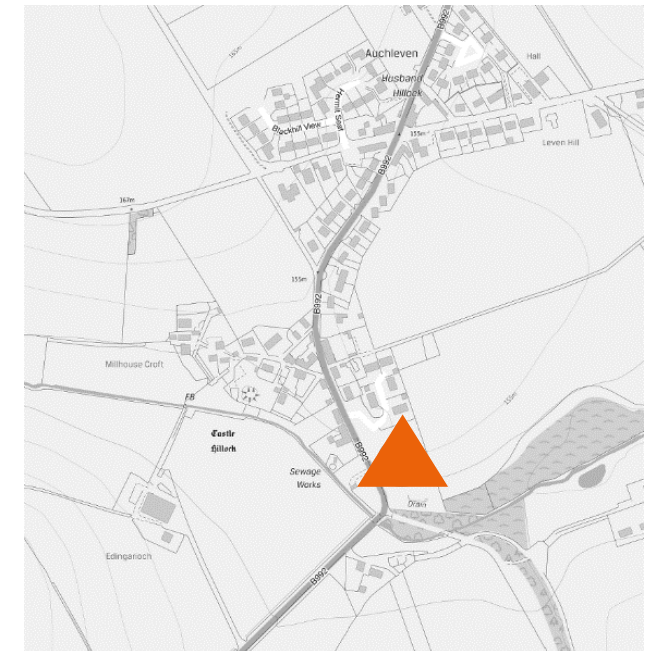
Offers in excess of £100,000 are invited for our clients interest.

VAT

All figures quoted are exclusive of VAT at the prevailing rate.

ENTRY DATE

Upon conclusion of legal missives.



For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN, 01224 202800
James Morrison, james.morrison@shepherd.co.uk

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