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## SITE: ADJACENT TO CAIRNHILL ROAD ROSEHEARTY



**OFFERS OVER £65,000**

### ***LOOKING FOR THE IDEAL LOCATION TO BUILD THE HOME OF YOUR DREAMS?***

Planning Permission in Principle has been granted for erection of a dwelling house at Land Adjacent to Cairnhill Road, Rosehearty, by Fraserburgh. The location offers panoramic sea views over rolling countryside to the Moray Coast beyond. Within walking distance is the new School in the Village of Rosehearty. The site is situated approximately 4 miles from Fraserburgh and 2 miles from the popular Village of New Aberdour with its beautiful beach. The subjects are also well within commuting distance of Aberdeen City and Airport.

PLANNING APPLICATION REF: **BB/APP/2014/2821**

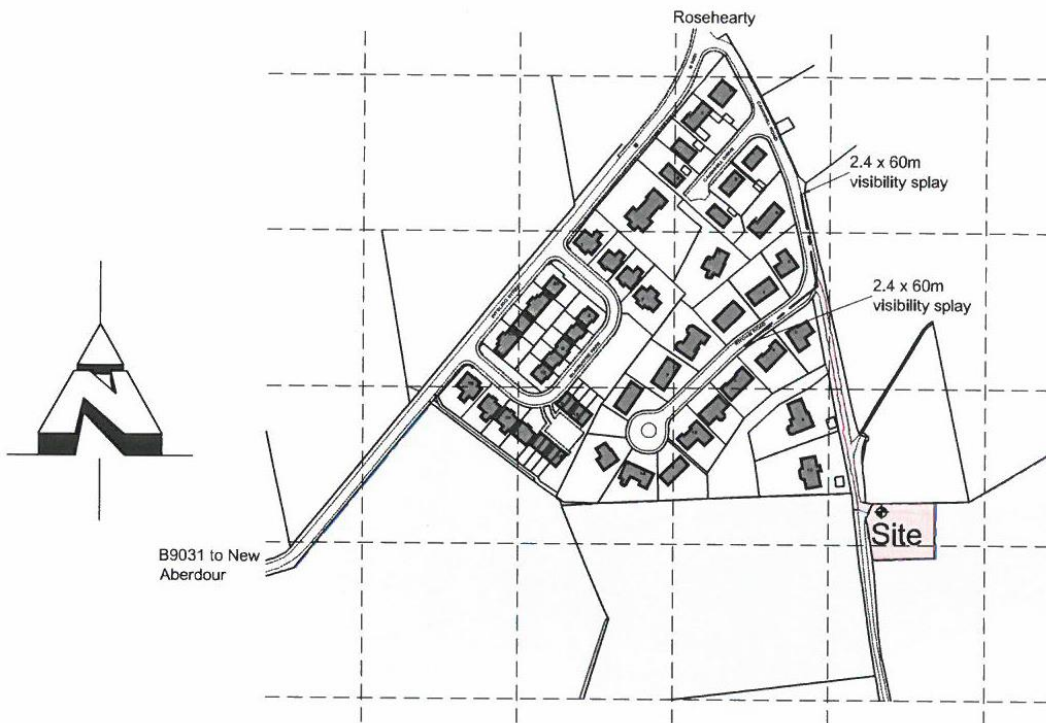
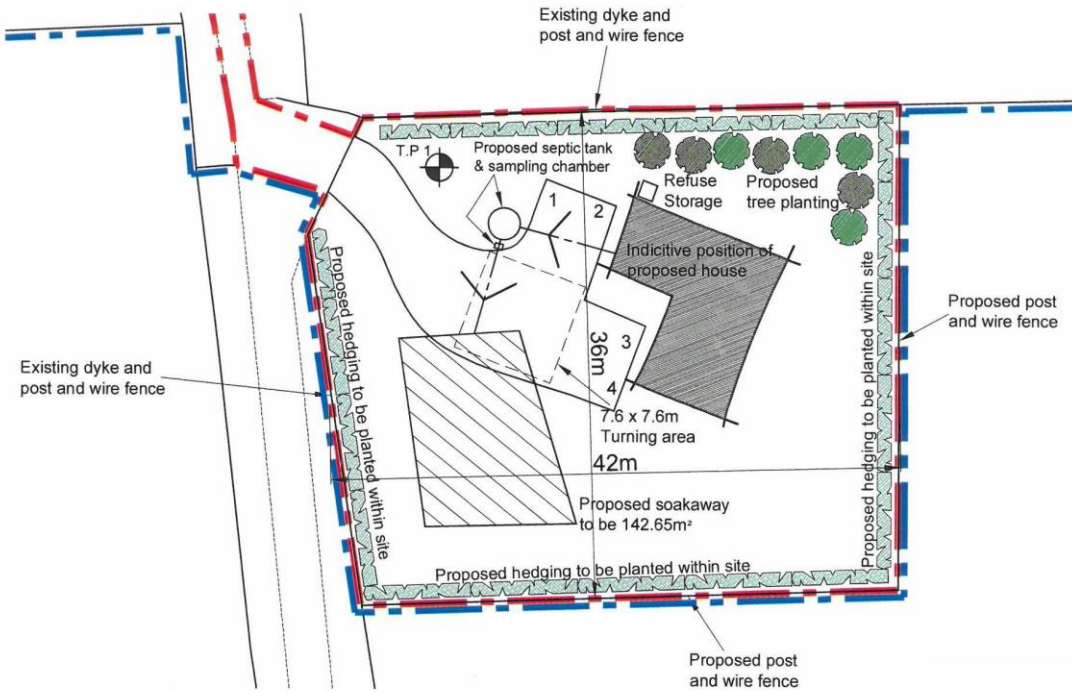
**SERVICES** Access Road to be formed by the Seller. Branch pipe to mains water supply to be laid by the purchaser across the sellers land. Servitude rights will be granted. Drainage to septic tank within the plot.

**GENERAL** Additional land can be made available by separate negotiation should it be required.

**DIRECTIONS** The site is located at the edge of the Village of Rosehearty. Continue up Pitsligo Street, turning left up Cairnhill Road, which leads to Ritchie Road. There is a track that leads to the site.

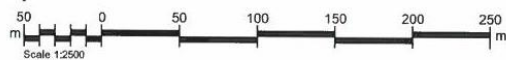
**OFFERS TO** Messrs. Brown & McRae (REF: KSP)

**NOTE:** While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.



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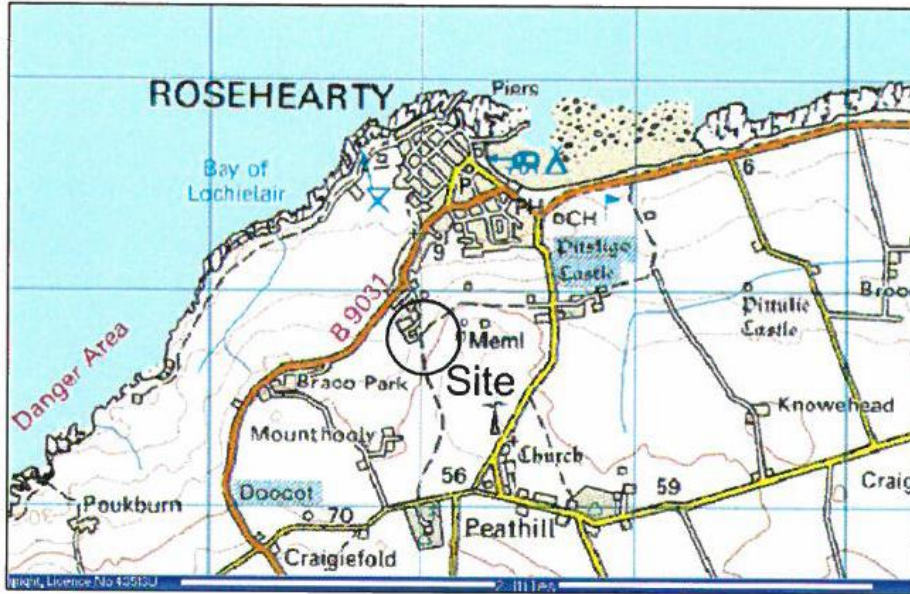
Site Plan : Scale 1 : 2500



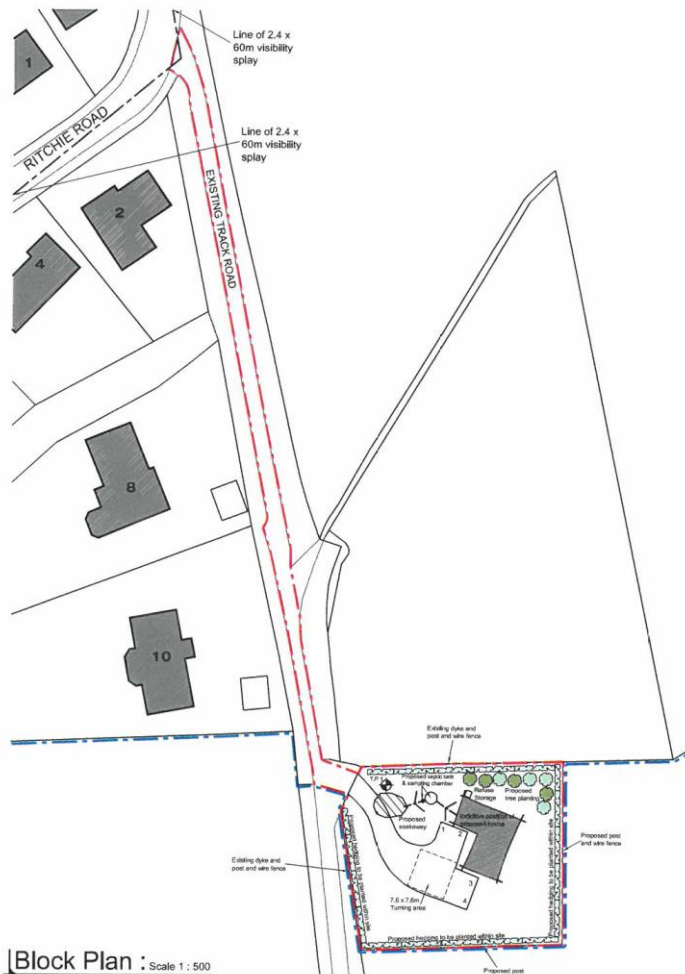
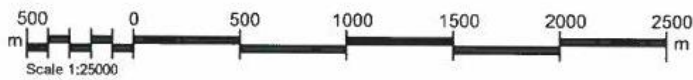
# Views from the site:







**Location Plan : Scale 1 : 25000**



**Block Plan : Scale 1 : 500**

