

Brown & McRae

Award Winning Estate Agents



Site & View

**Woodhead
New Aberdour**

£49,500

**1 PLOT WITH OUTLINE PLANNING CONSENT FOR SALE.
LOOKING FOR THE IDEAL COUNTRY LOCATION TO BUILD THE HOME
OF YOUR DREAMS?**

Outline Planning Consent has been granted for the erection of a dwelling house on the site of a former steading. Mains water on site and connected with building water paid for. Electricity at edge of site.

The location offers panoramic views over rolling countryside to the Moray Coast beyond and is situated approximately 1 mile from the popular Village of New Aberdour with its beautiful Beach. Fraserburgh is approximately 9 miles to the East with local Shops, various supermarkets, Beach and Harbour. The subjects are also well within commuting distance of Aberdeen City and Airport.

PLANNING APPLICATION REF: APP/2017/2097

SERVICES Access Road to be formed by the Seller. Electricity is located close to the site and to be connected by Purchaser. Mains Water is on site.

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

DIRECTIONS From Fraserburgh take the A98 towards Banff for approximately 6 miles. Turn right signposted 'New Aberdour 2 miles'. Travel up this road for approximately 1 mile and turn right onto track leading to the existing steading (to be demolished by seller).

POST CODE AB43 7LR

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.

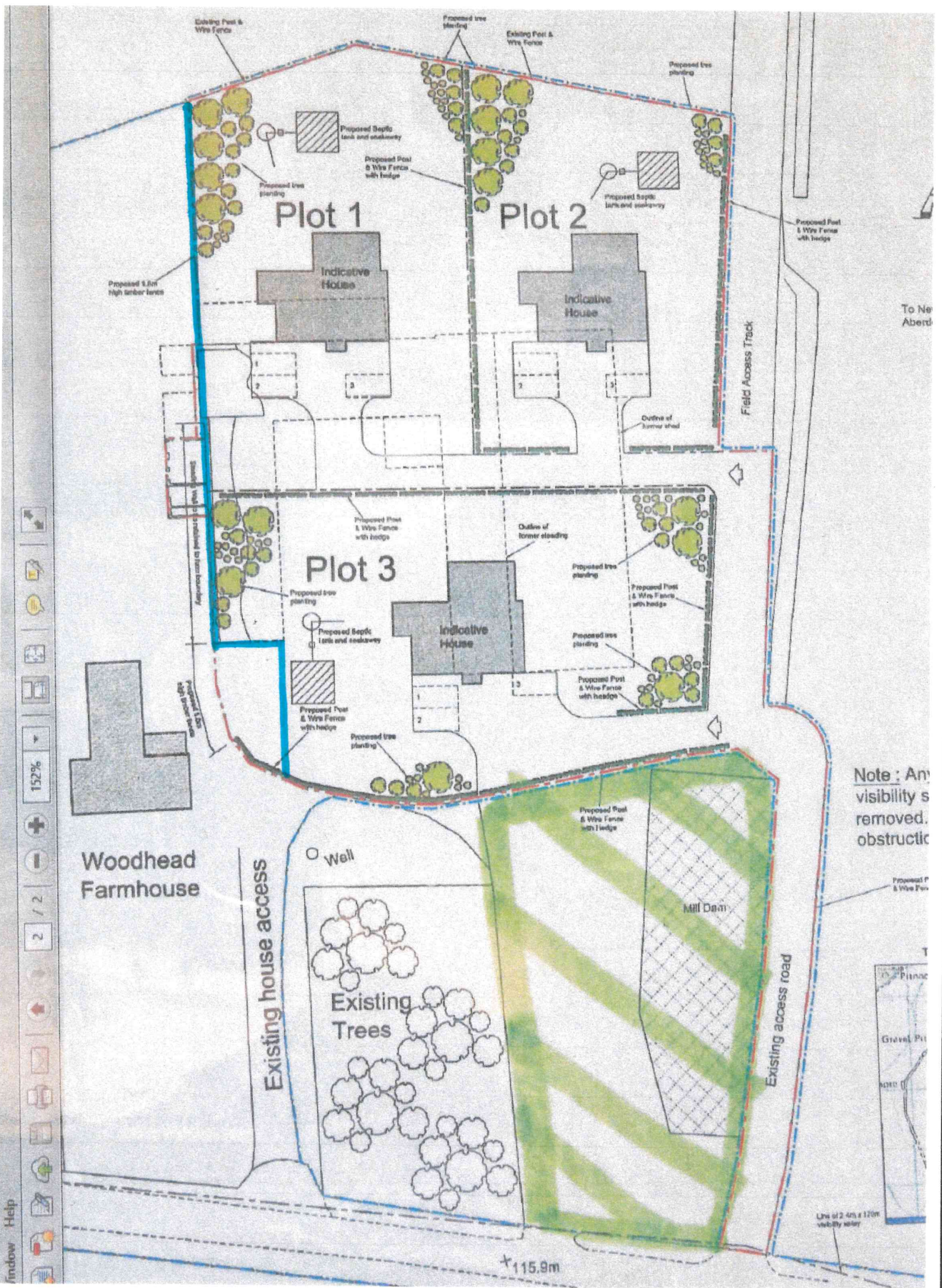


Any questions?
Contact us:

Fraserburgh
Anderson House
9/11 Frithside Street
Fraserburgh
T: 01346 515797
F: 01346 519168

Turriff
10 High Street
Turriff
T: 01888 568950
F: 01888 563031

email: property@brown-mcrae.co.uk



Window Help

Note: Any visibility removed. obstructive

Line of 2.4m x 170m visibility sizer

115.9m

Woodhead Farmhouse

Existing house access

Existing Trees

Well

Mill Dam

Existing access road

Field Access Track

Plot 1

Plot 2

Plot 3

Indicative House

Indicative House

Indicative House

To New Aberd...

Existing Post & Wire Fence
Proposed tree planting
Proposed Septic tank and outflow
Proposed Post & Wire Fence with hedge
Proposed tree planting
Existing Post & Wire Fence
Proposed tree planting
Proposed Post & Wire Fence with hedge

Proposed 1.8m high timber fence

Outline of former shed

Proposed Post & Wire Fence with hedge

Outline of former building

Proposed tree planting

Proposed Post & Wire Fence with hedge

Proposed tree planting

Proposed Post & Wire Fence with hedge

Proposed tree planting

Proposed tree planting

Proposed Septic tank and outflow

Proposed Post & Wire Fence with hedge

Proposed tree planting

Proposed Post & Wire Fence with hedge

Proposed Post & Wire Fence

Gravel Pit

170m