

# Brown & McRae

Award Winning Estate Agents



PLOTS & HOMES FOR  
SALE AT  
HAWTHORN CROFT  
CRUDIE  
BY TURRIFF  
SAT NAV: AB53 5QD



Serviced building plots



Exclusive housing  
development of 9  
dwellings in total



Plans for 4 bedroom  
executive style  
dwellings



Picturesque rural  
Hamlet with Primary  
Schooling available  
adjacent to the site

PRICES START FROM IN THE  
REGION OF £29,000 UP TO  
£40,000

Building plots being  
sold on behalf of  
Caledonia Homes -  
where expert help is  
available to design and  
build your dream home  
from start to finish.

## *Accommodation in detail...*

We are delighted to offer the opportunity to own a sizeable, serviced plot allowing for a beautiful 4 bedroom family home to be built within this small, private development at Hawthorn Croft, Crudie, By Turriff.

Offering panoramic views of the open countryside, the Hawthorn Croft development, once completed, will comprise 9 executive, 4 bedroom detached homes. Planning approval and services are in place and purchasers may discuss options to link adjacent plots to extend their available land.

One property at Hawthorn Croft has already been completed and the remaining 8 plots offer an opportunity for purchasers to choose from Caledonia Homes' original planning designs or engage Caledonia to help create their own bespoke, custom home.

Individual building plots are priced competitively in the region of £29,000 to £40,000 with completed 4 bedroom homes (inclusive of plot) priced from £202,950 to £259,950. We are pleased to consider enquiries from purchasers who wish to self-build.

Hawthorn Croft, Crudie, benefits from a Primary School directly adjacent to the site. The hamlet is located on the A98 approximately 10 miles from Banff and 7 miles from Turriff where Secondary Schooling, shopping and leisure facilities are in abundance. Aberdeen is also within reasonable commuting distance.

### SITE SIZES AND PRICE GUIDE

Plot 1:	704 sqm	£29,000
Plot 2:	1231sqm	£35,000
Plot 3:	827sqm	£35,000
Plot 4:		SOLD
Plot 5:	1025 sqm	£40,000
Plot 6:	1146sqm	£40,000
Plot 7:	1208sqm	£37,500
Plot 8:	924sqm	£37,500
Plot 9:	819sqm	£32,000

*Terrific panoramic  
views enjoyed from the sites*



VIEWING

By informal appointment 7 days

QUERIES

Can be directed to sales@caledonia-homes.co.uk. Telephone: 01358 721661

ENTRY

By arrangement.

OFFERS TO

Messrs. Brown & McRae (SG)

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?  
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