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**SITE ADJACENT TO SUNNYVALE, CLOLA,
MINTLAW, AB42 5AE**



Building Plot with Land Extending to approx. 5.5 Acres

- Full Planning Permission Granted
- Picturesque Country Location
- Easy Access to Main Aberdeen Road
- Private water & mains electricity
- Plans Available to View On-line

Offers Over £129,995

www.stewartwatson.co.uk

GENERAL

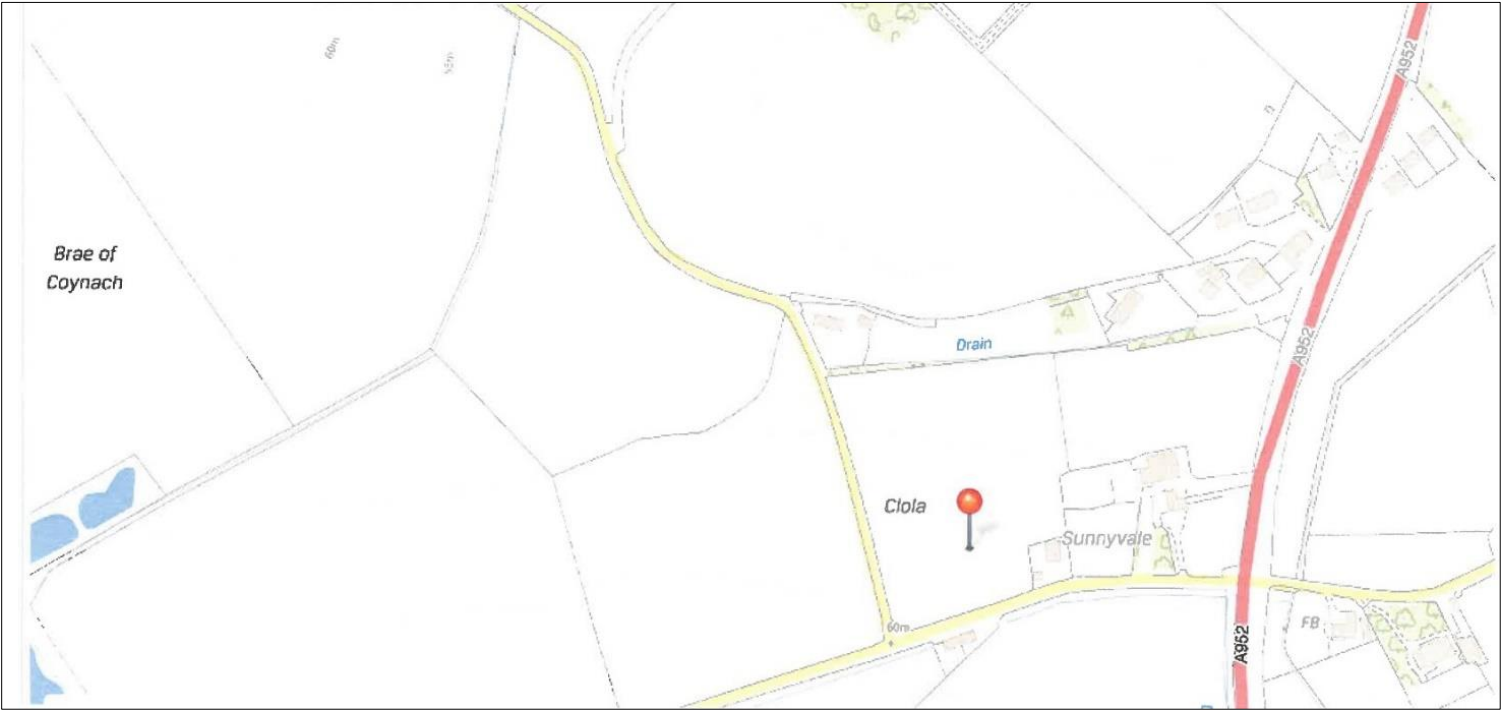
The building plot with planning permission is approximately 0.3 of an acre and the area for sale as a whole extends to approximately 5.5 acres. Sewerage will be to septic tanks to be installed by the purchasers at the time of building. Private water and mains electricity on site, the purchaser will be liable for connection fees. An access road to the plot has been created. Full permanent planning permission has been granted for the site and the comments can be viewed on the planning section of Aberdeenshire Councils Website www.aberdeenshire.gov.uk/planning as follows: APP/2023/0014



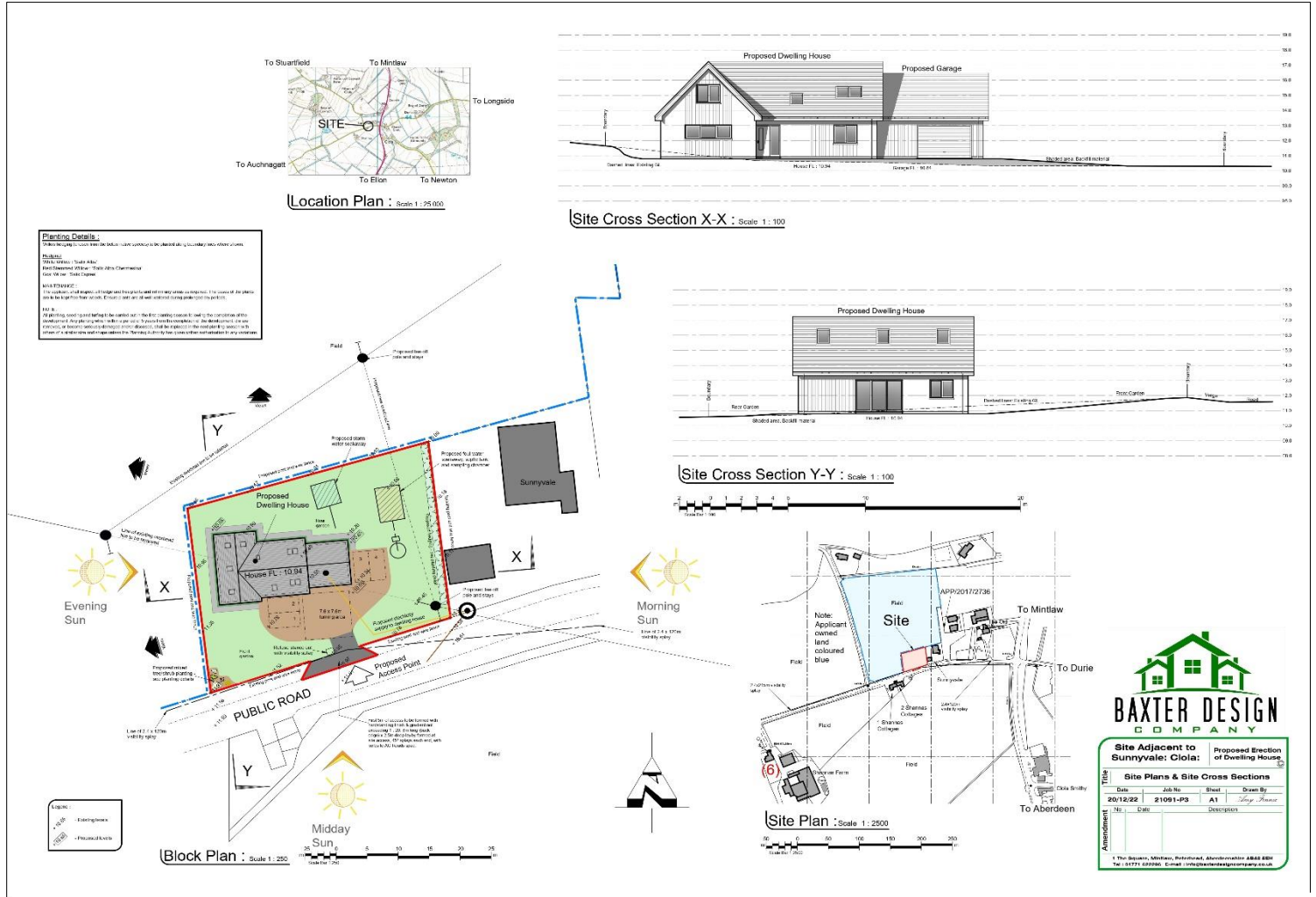
Site Adjacent to Sunnyvale, Clola Alt 1



Site Adjacent to Sunnyvale, Clola Alt 2



Location Map



Approved Location Plan

Entry
By arrangement

Viewing
Contact our Mintlaw office – (01771) 622338

Email
mintlaw.property@stewartwatson.co.uk

Offers
All offers should be submitted in writing to our Mintlaw office

LOCATION

This building plot is situated a few miles south of the popular village of Mintlaw. Heading southwards from Mintlaw to Aberdeen, take the right hand turning after Mill of Clola signposted “Skelmuir” and proceed along that road for a short distance and the location of the site will be identified by the for sale sign. The plot is well placed for all the amenities on offer in Mintlaw and given its easy access to the main road south it is within easy commuting distance of Aberdeen, the outskirts of which lie approximately 22 miles away.

Reference JB/SCOR

FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

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

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