

# STEWART & WATSON

your **complete** property & legal service

## **PLOT AT CUTTYHILL, RORA** *AB42 4UP*

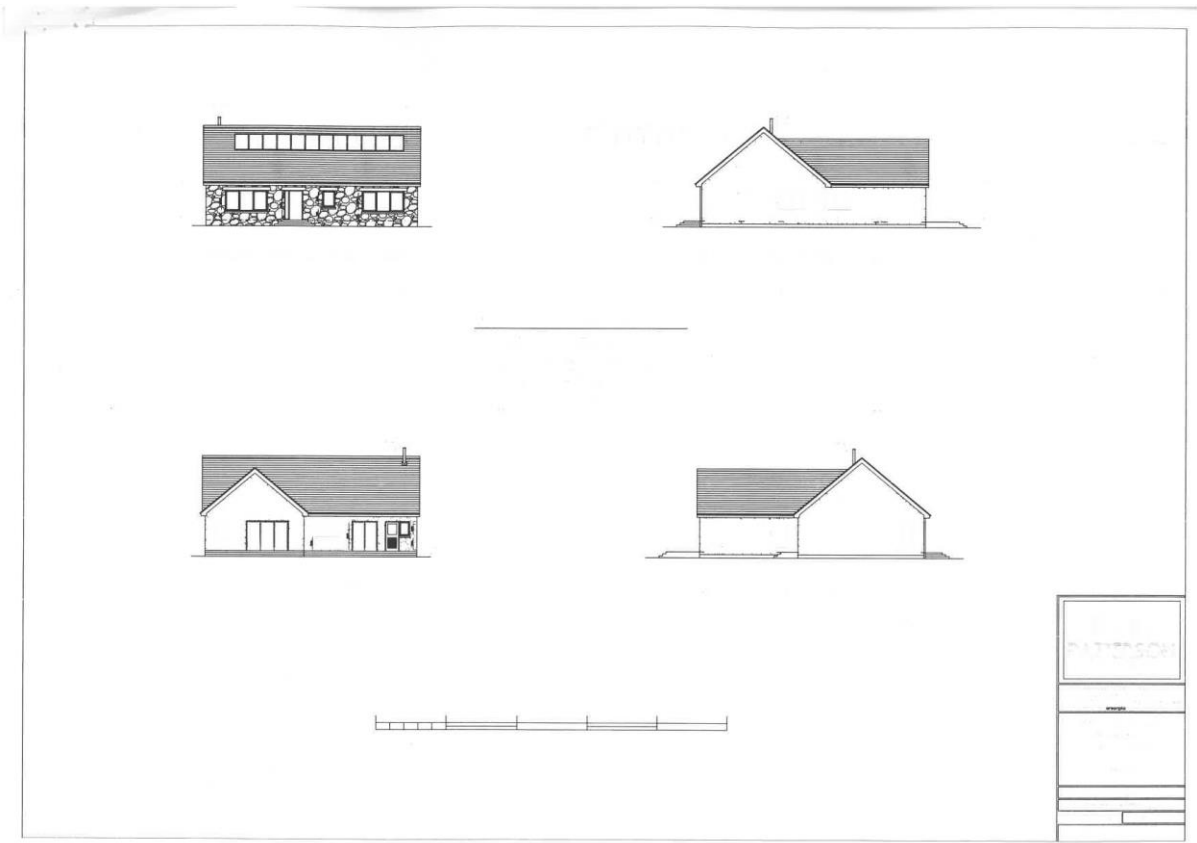
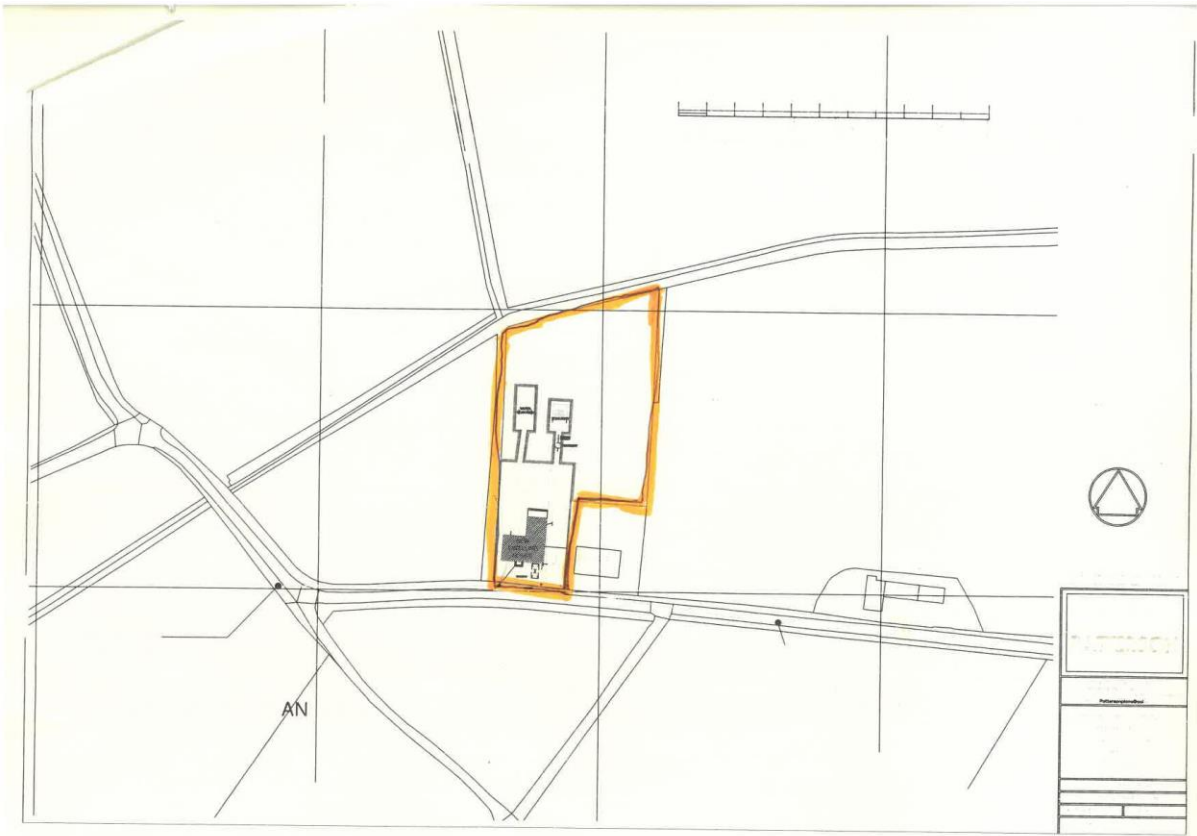


### *Plot with Full Planning Permission*

- Rural Location
- Plot set in approximately 1 acre
- Development opportunity
- Planning application Ref: APP/2024/0249

***Offers Over £100,000***

***[www.stewartwatson.co.uk](http://www.stewartwatson.co.uk)***



## LOCATION

Enjoying a rural location only a few minutes' drive from Peterhead this building plot offers an excellent development opportunity. The plot has full planning permission for a three bedroom detached dwellinghouse. Details of planning permission granted by Aberdeenshire Council can be viewed via the council website with the ref no : APP/2024/0249.

## SERVICES

It is understood that mains water, electricity and telephone line are close to the site. Drainage would be to a septic tank which is located on site. It would be the responsibility of any prospective purchaser to satisfy themselves regarding connection to the services and costs involved.

### EPC Banding

EPC= N/A

### Entry

By arrangement

### Viewing

Contact our Peterhead office – (01779) 476351

### Email

[peterhead.property@stewartwatson.co.uk](mailto:peterhead.property@stewartwatson.co.uk)

### Offers

All offers should be submitted in writing to our Peterhead office

### Reference

NH/SD

**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**

The Property Shop, 2 Main Street, Turriff AB53 4AD	(01888) 563777	38 Broad Street, Fraserburgh, AB43 9AH	(01346) 514443
59 High Street, Turriff AB53 4EL	(01888) 563773	21 Market Square, Oldmeldrum AB51 0AA	(01651) 872314
65 High Street, Banff AB45 1AN	(01261) 818883	4 North Street, Mintlaw, AB42 5HH	(01771) 622338
42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS Mon-Fri 1pm-4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331

