

# STEWART & WATSON

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## **PLOT AT 12-14 DUFF STREET MACDUFF AB44 1TL**



### ***Building Plot with Planning Permission in Principle***

- ... Planning Permission in Principle
- ... Granted 15/04/2020 for the
- ... Erection of a Dwelling House with
- ... Integral Garage & Off-Street Parking
- ... Proposed Access to be from Church Lane

***Offers Over £52,000***

## PLOT AT 12-14 DUFF STREET, MACDUFF, AB44 1TL

### TYPE OF PROPERTY

An opportunity has arisen to purchase this building Plot with Planning Permission in Principle for the erection of a dwellinghouse with Integral Garage & Off-Street Parking. The owner has advised that a partial sea view may be appreciated from the front facing windows of the house. Services are believed to be nearby and are to be arranged by the purchaser.

To view the details of the Planning Permission, please log on to Aberdeenshire Council Planning Department, the reference you will require is BB/APP/2019/1805.

### ACCESS

Whilst the access to the site is proposed to be from Church Lane, any potential purchaser will require to satisfy themselves in this regard with any service provider, prior to purchasing the subjects.

### SERVICES

Services are believed to be nearby, but any potential purchasers will need to satisfy themselves in this regard with any service provider, prior to purchasing the subjects.

### Council Tax

To be assessed

### Entry

By arrangement

### Viewing

Contact our Banff Office – 01261 818883

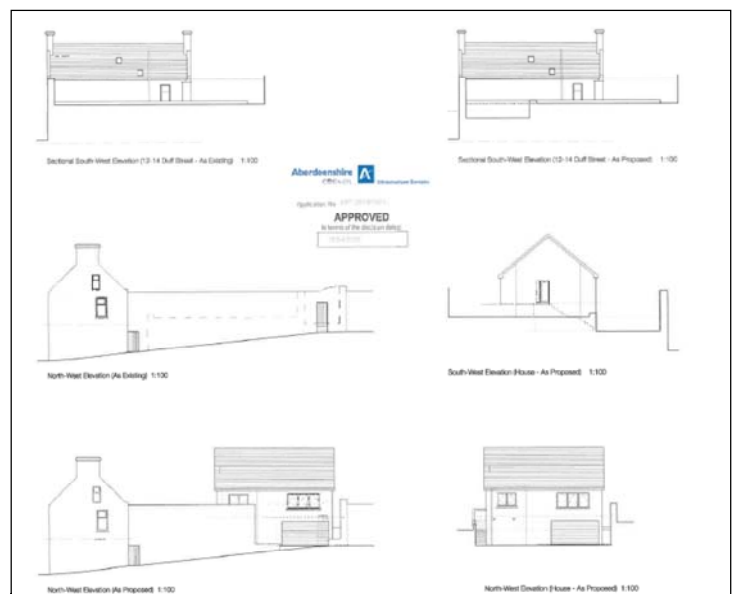
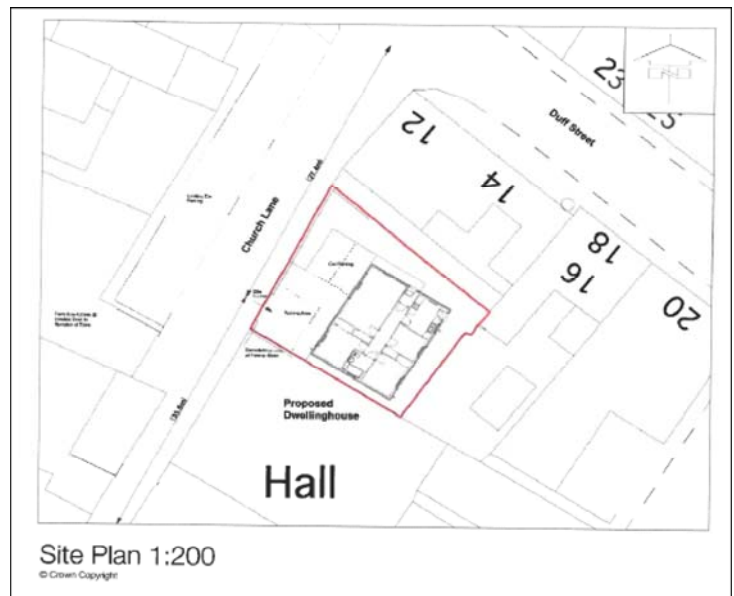
### Email

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

### Offers

All offers should be submitted in writing to our Banff Office.

### Reference Banff/EJ



The Property Shop, 2 Main Street, Turriff AB53 4AD (01888) 563777  
 59 High Street, Turriff AB53 4EL (01888) 563773  
 65 High Street, Banff AB45 1AN (01261) 818883  
 42/44 East Church Street, Buckie AB56 1AB (01542) 833255  
 35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH  
 21 Market Square, Oldmeldrum AB51 0AA  
 4 North Street, Mintlaw, AB42 5HH  
 25 Grant Street, Cullen, AB56 4RS  
 17-19 Duke Street, Huntly, AB54 8DL

(01346) 514443  
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