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STEADING AT PITTENDRUM SANDHAVEN



***Steading with planning permission to convert to 3 Dwellinghouses
and a Business Unit with Approximately 11 acres of land***

- Planning reference APP/2005/3425
- A rare opportunity to build 3 homes
- Village, countryside and sea views
- Range of local amenities available close by
- Residing in approximately 1.2 acres and a further 10 acres included

Price Reduction

Fixed Price £120,000

(to include steading with PP and approx. 11 acres of land)

www.stewartwatson.co.uk

STEADING AT PITTENDRUM SANDHAVEN

GENERAL

We are offering a unique opportunity to purchase this generously sized steading which has planning permission to convert to three good sized family homes and a business unit. Approximately 1.2 acres of land will be included and a further 10 acres are now also included in the Fixed sale price of £120,000.

Planning permission was granted in 2006 to convert the current building to 3 property's which include a 3 bedroom semi detached bungalow with utility room, kitchen, bathroom, lounge, dining room and garage and two, two storey semi detached houses with one offering 5 bedrooms and the other offering 4. A legal start was made on the development prior to the expiration date of the consent on 4th July 2011 therefore the application remains current and can be completed at any point in the future.



Alternative external views of steading



Rear view of steading

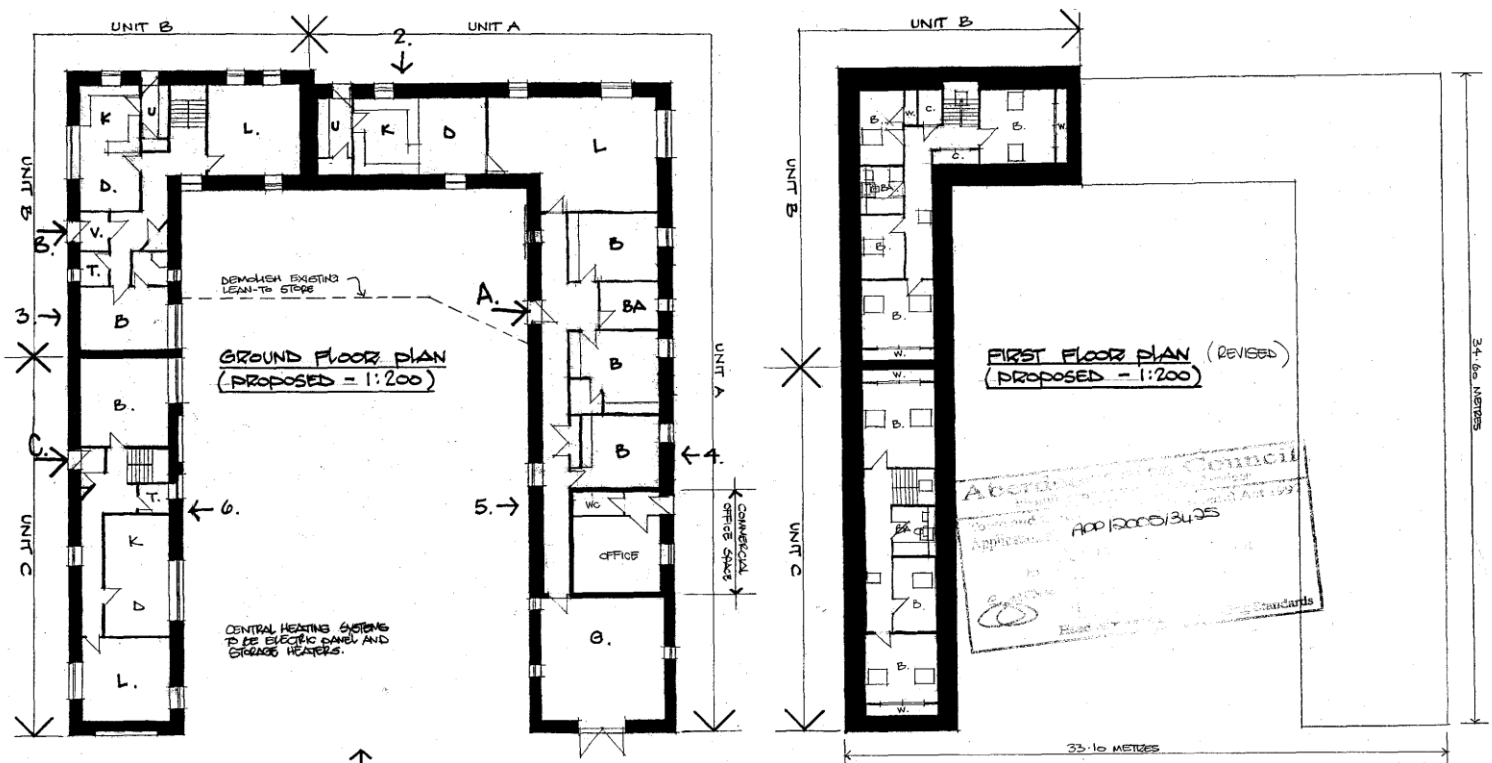


Extra land available

PLANNING PERMISSION

Full planning permission was granted in July 2006 for converting the steading to 3 semi-detached dwellinghouses .

Full details of the permission can be found on the Aberdeenshire Council website at www.aberdeenshire.gov.uk under reference APP/2005/3425. The building warrant can also be viewed under reference SW/2011/1502.

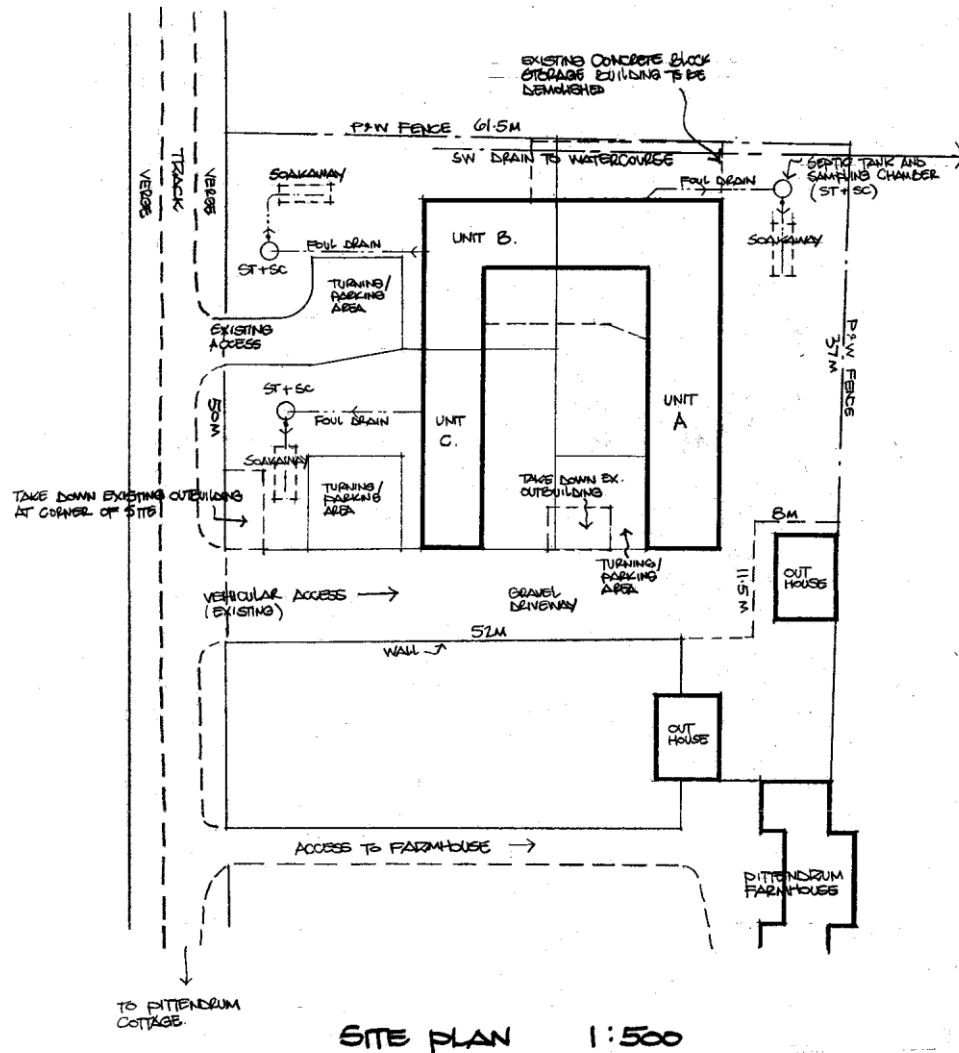


Proposed plans

- L. - LOUNGE
- K. - KITCHEN
- D. - DINING
- B. - BEDROOM
- BA - BATHROOM
- G. - GARAGE
- ES - EN-SUITE
- T. - TOILET
- V. - VESTIBULE
- H. - HALLWAY
- C. - CUPBOARD
- W. - WARDROBE
- U. - UTILITY ROOM

SERVICES

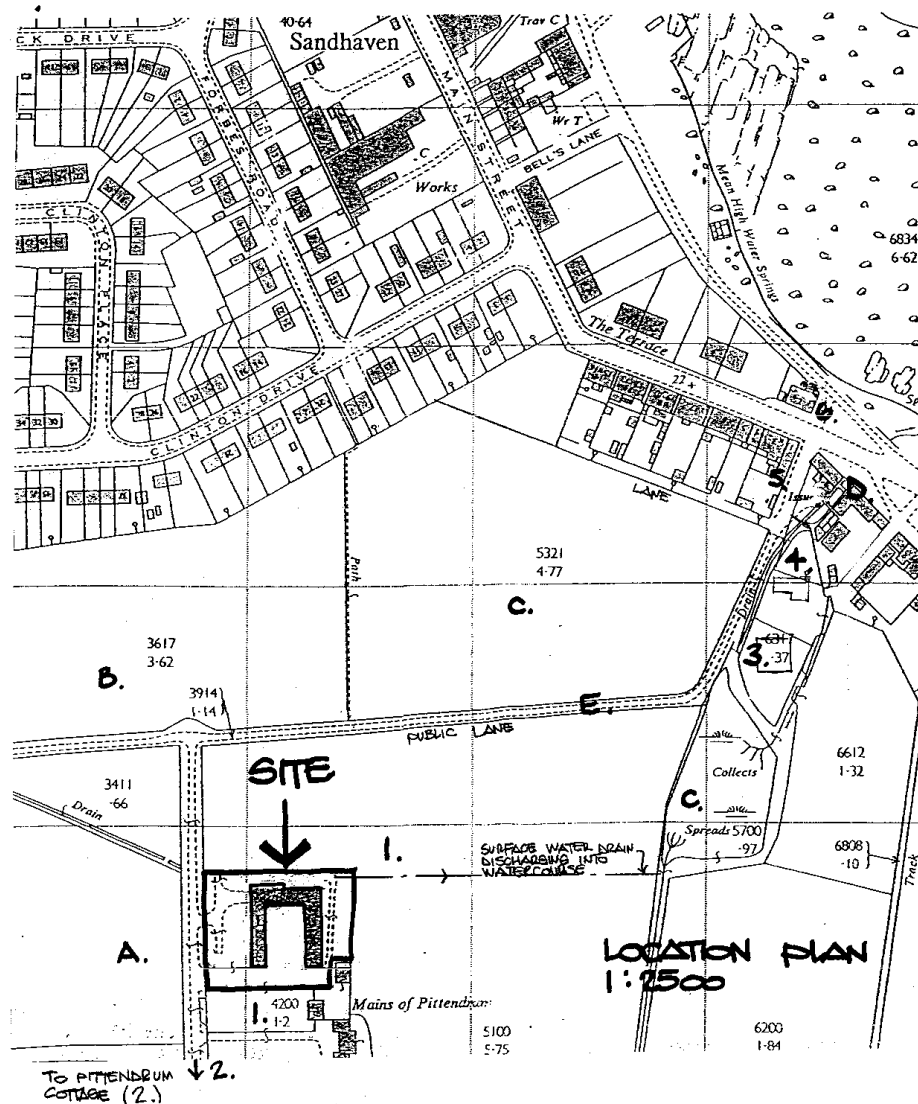
It is assumed that there will be mains sewerage available as well as mains water but it will remain the purchasers responsibility to ensure that all services are available and to obtain satisfactory estimates for full installation.



Viewing
Call at site

Email
Fraserburgh.property@stewartwatson.co.uk

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



LOCATION

This site is located just outside the village of Sandhaven. To access, enter the village and turn left at the Sandhaven Meal Mill Visitor Centre. Follow this tarmac road onto a gravel track, keeping left and the track will lead to the Steading.

Sandhaven offers a primary school, shops and pubs. It also has a small harbour.

A bus service runs to Fraserburgh, which is about 1.5 miles distant.

Fraserburgh offers a range of shops, business and leisure facilities, including swimming pool, golf course, indoor bowling centre and sandy beach.

Reference AJM/VA

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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