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SITE ADJACENT TO HALL COTTAGE, MILLBRECK, CLOLA

AB42 5BY



Building Plot with Full Planning Permission

- Full Planning Permission
- Services close to site
- Open countryside views
- Easy access to main Aberdeen road
- Approximately 3,000 square metres

Offers Over £70,000

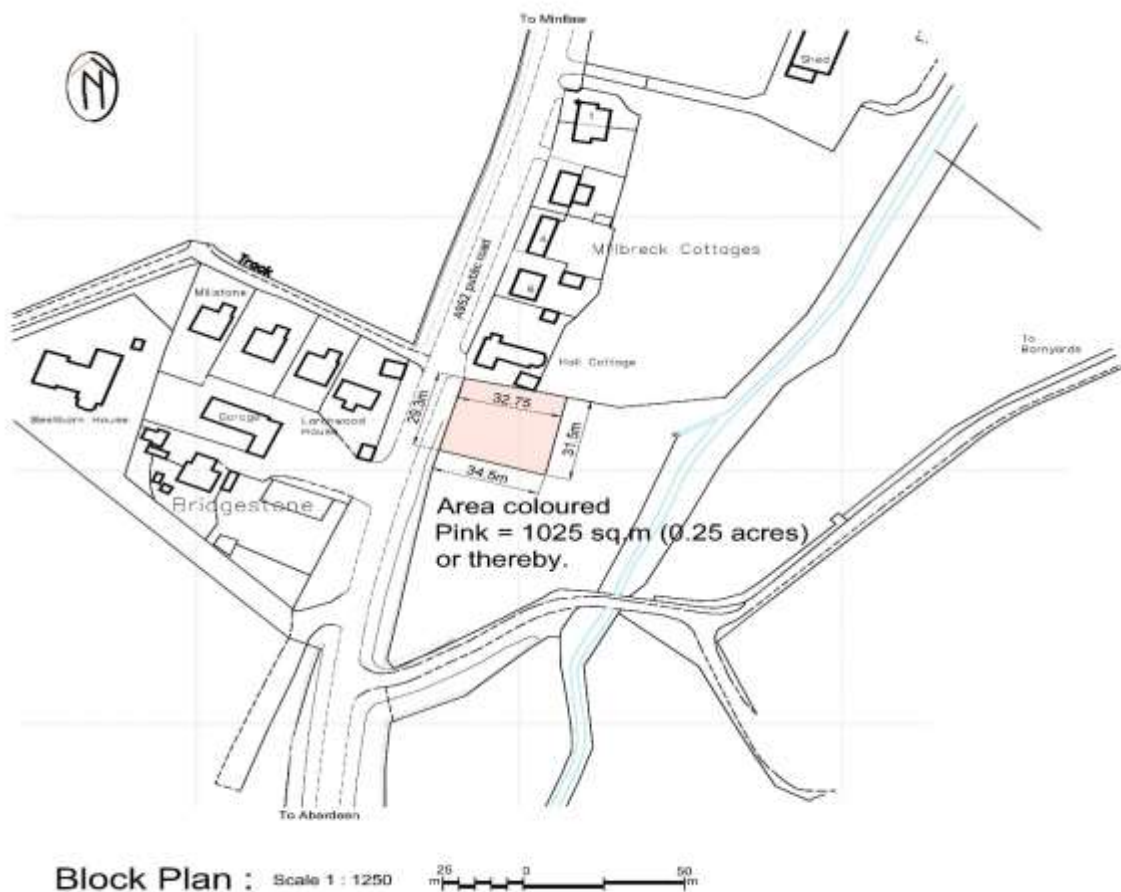
www.stewartwatson.co.uk

GENERAL

This building plot is situated in a small hamlet a few miles south of the popular village of Mintlaw. Heading south on the main A952 Mintlaw to Aberdeen road, the site is located on the left and identified by the for sale sign. The plot is well placed for the amenities on offer in Mintlaw and given its easy access to the main road, within a reasonable commuting distance of Aberdeen which lies approximately 25 miles away.

The plot is semi-rural yet not isolated with other properties within the vicinity. It is in a pleasant and sheltered location which offers the setting for an attractive and spacious family home.

The site extends to approximately 3,000 square metres with Full Planning Permission granted. Planning details can be viewed at www.aberdeenshire.gov.uk under reference number APP/2021/0828.



LOCATION

The ever expanding village of Mintlaw has become increasingly popular over recent years and it is not hard to see why. Suiting both the mature buyer and also families it offers a whole host of facilities second to none for a village of its size. There are both primary and secondary schooling, a selection of local shops including two convenience stores, a small supermarket, pharmacy, health centre, dental practice, vets, post office, filling-station with shop attached, garage, library, hotels and pubs, takeaway food outlets, garden centre with coffee shop and regular bus services to Fraserburgh, Peterhead, Ellon and Aberdeen which lies approximately 35 miles distant. There is the recently opened MACBI Community Hub, a centre offering a range of activities including multi-gym, sports facilities including an all weather pitch, fitness and other classes for adults and children, other non-sporting activities, a soft play area and coffee shop. There is an easy access to the renowned Aden Country Park and to the Formartine and Buchan line walkway. The village is centrally located on the crossroads of the Aberdeen to Fraserburgh and Peterhead to Banff roads and well placed for commuting to the surrounding towns and Aberdeen.

Reference - NH

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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