

STEWART & WATSON

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STEADING AT PITTENDRUM SANDHAVEN



*Steading with planning permission to convert to 3 Dwellinghouses
and a Business Unit*

- Planning reference APP/2005/3425
- A rare opportunity to build 3 homes
- Village, countryside and sea views
- Range of local amenities available close by
- Extra land available by separate price negotiation

Offers Over £145,000

www.stewartwatson.co.uk

STEADING AT PITTENDRUM SANDHAVEN

GENERAL

We offer for sale this generous sized steading with planning permission to convert to three good sized family homes and a business unit. Approximately 1.2 acres of land will be included and there is the opportunity to purchase a further 10 acres approx. by separate price negotiation.

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

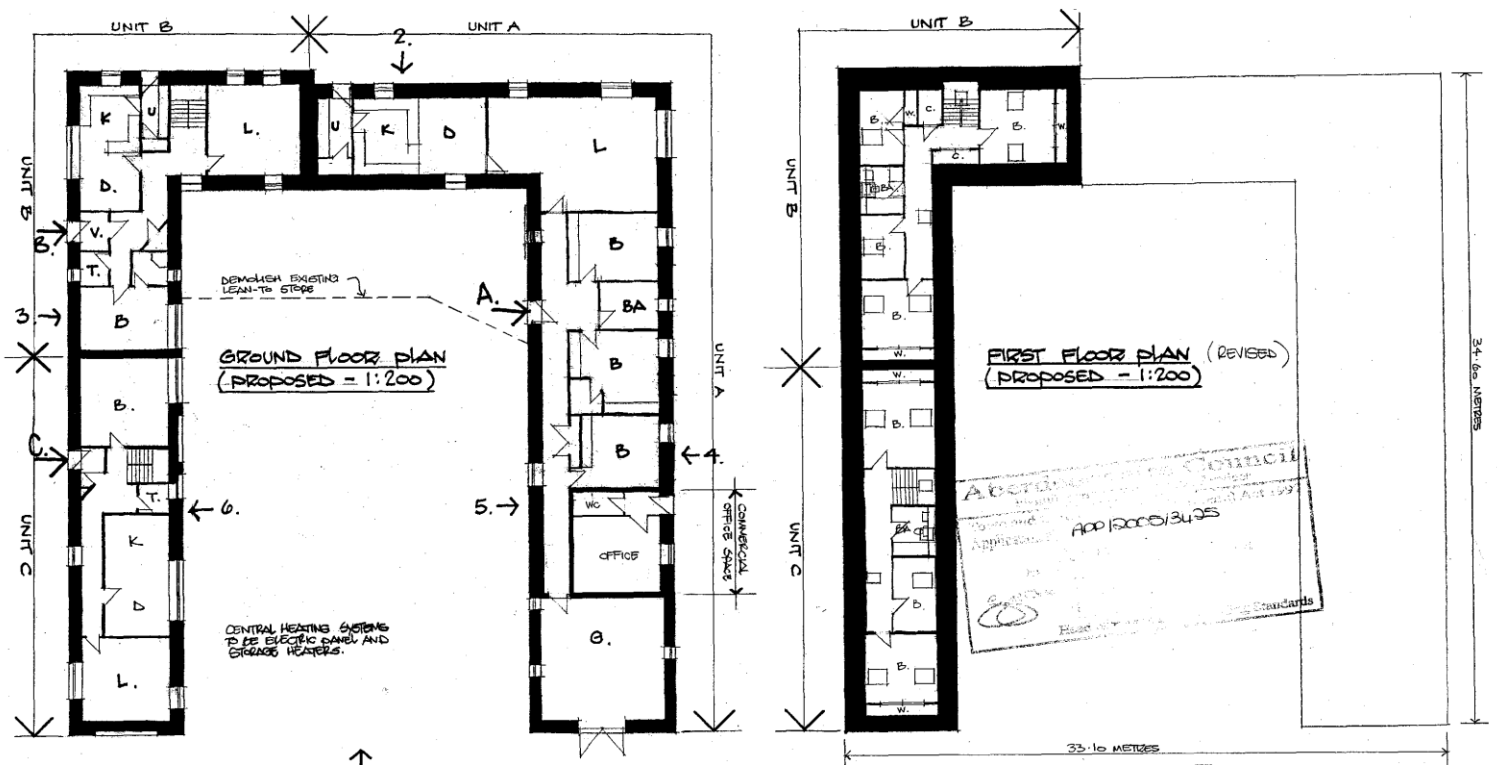


Extra land available

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.

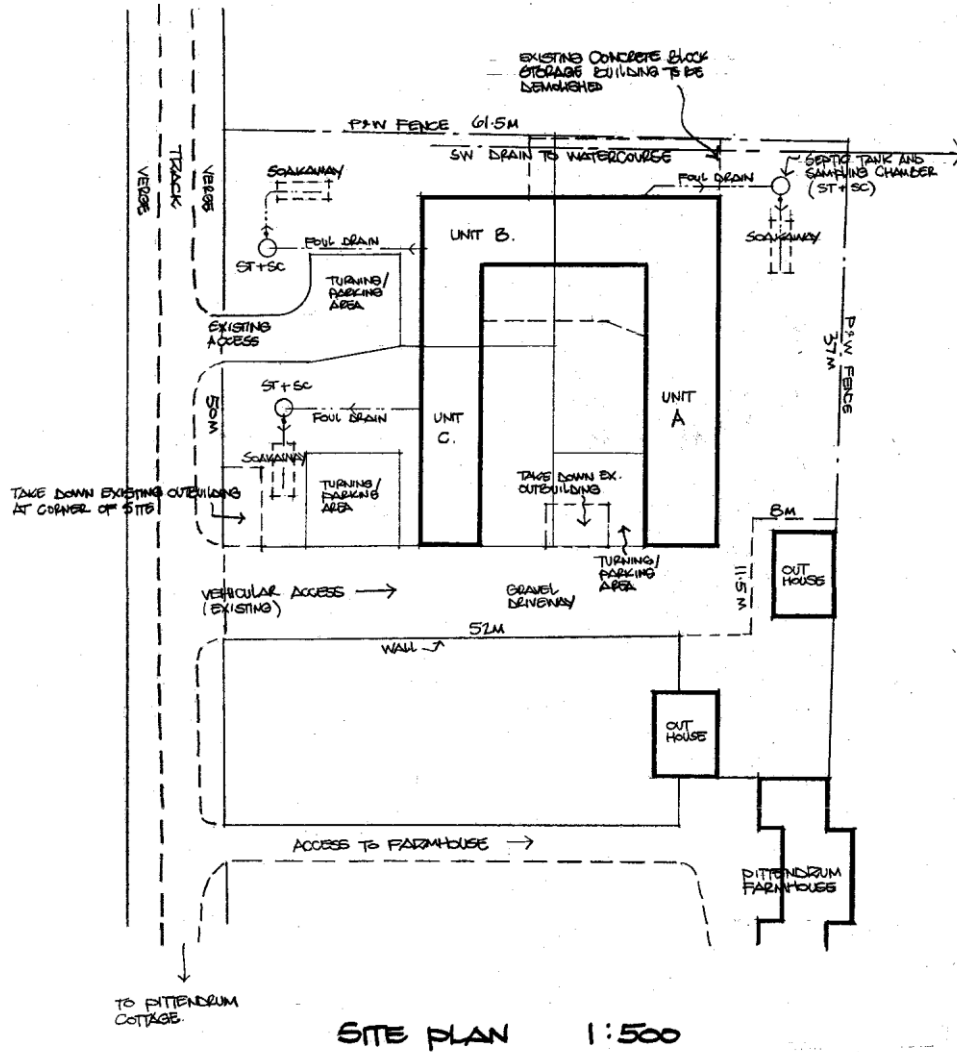


Proposed plans

- 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

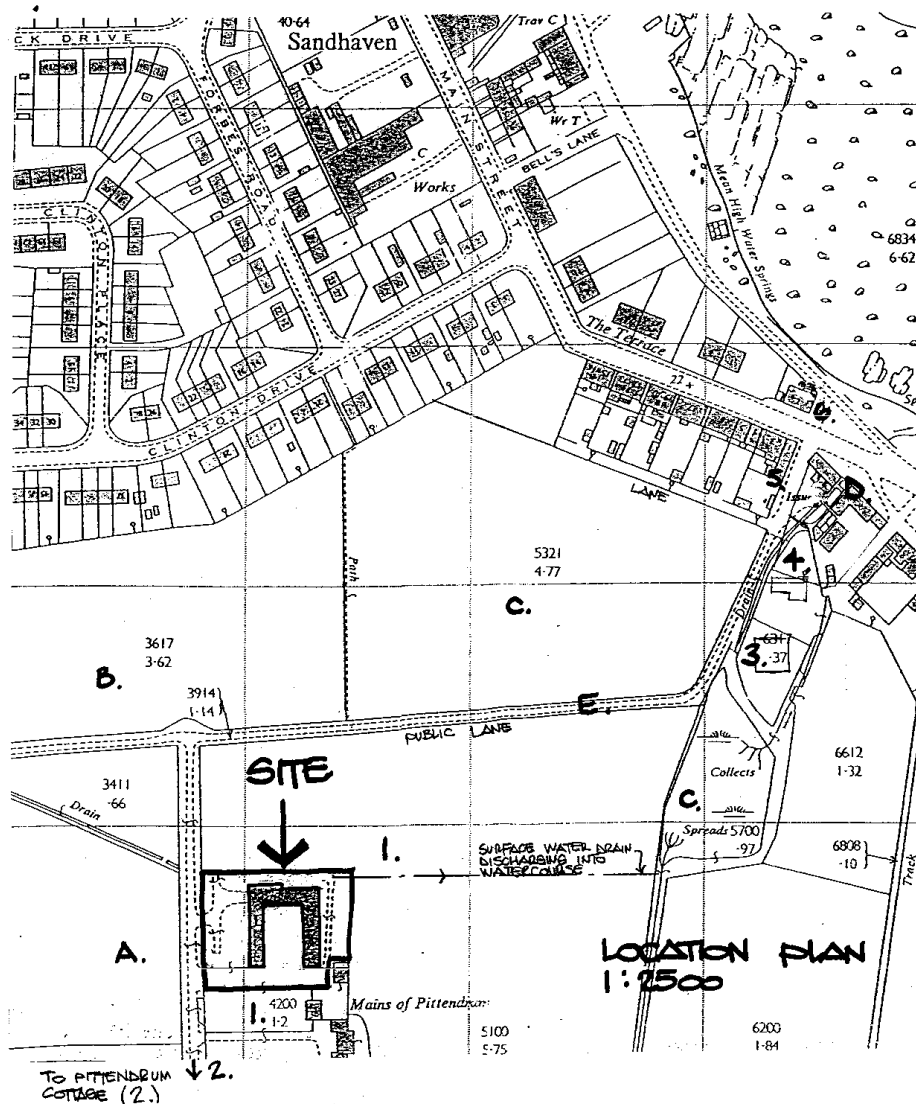
Call at site

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.

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 1pm -4pm	(01542) 840408
35 Queen Street, Peterhead AB42 1TP	(01779) 476351	17-19 Duke Street, Huntly, AB54 8DL	(01466) 792331