



Old Steading, South Tollo, Fortrie, Near Turriff, Aberdeenshire. AB53 4HR

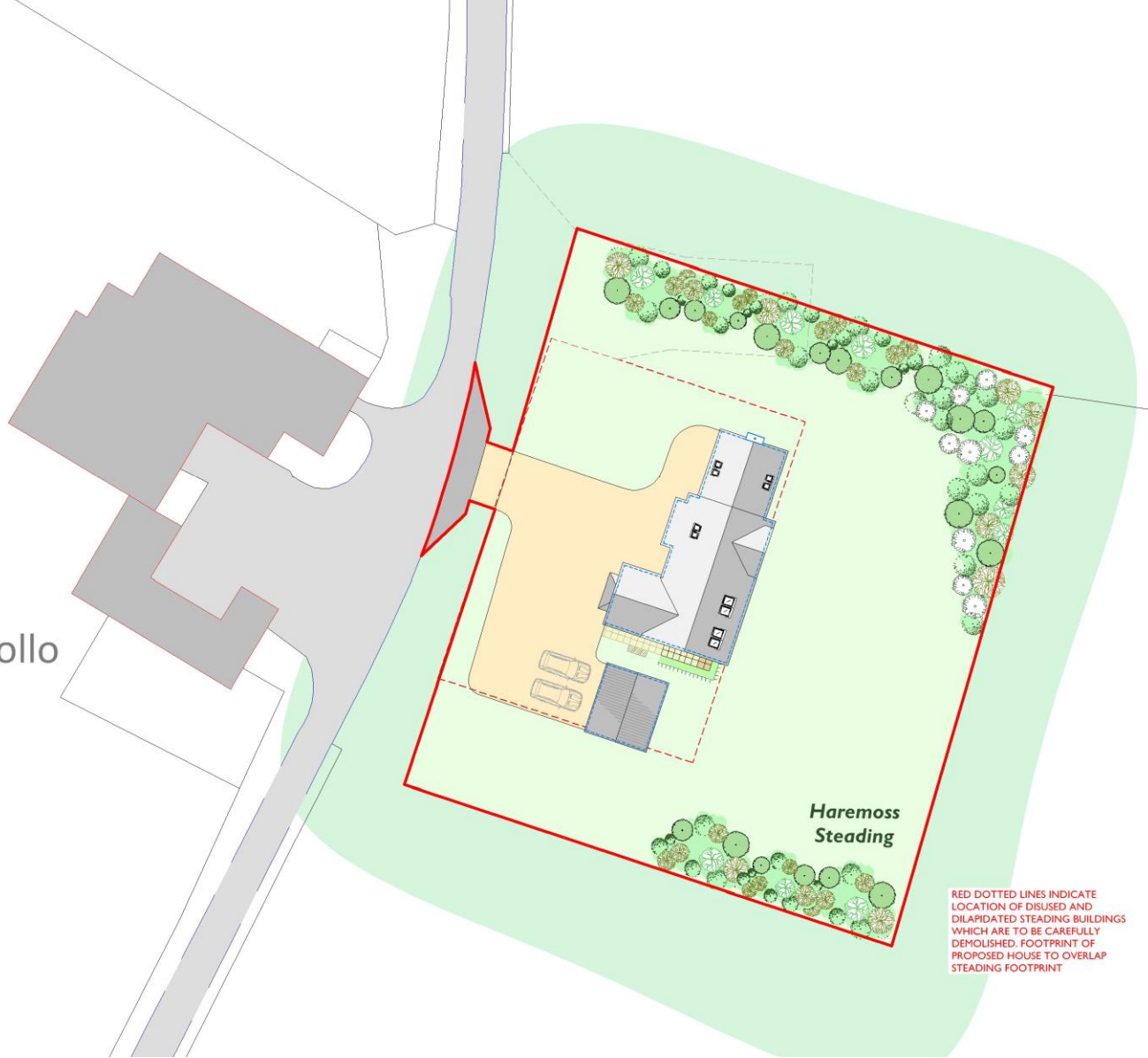
Offers Over £55,000

A fantastic development opportunity with full planning permission to demolish a steading and build a 4 bedroom home and garage on 3.7 acres of grassland.



Miller Stewart
INDEPENDENT
ESTATE AGENTS

South Tollo



RED DOTTED LINES INDICATE LOCATION OF DISUSED AND DILAPIDATED STEADING BUILDINGS WHICH ARE TO BE CAREFULLY DEMOLISHED. FOOTPRINT OF PROPOSED HOUSE TO OVERLAP STEADING FOOTPRINT

Old Steading, South Tollo, Fortrie, Near Turriff AB53 4HR

Offers Over £55,000

Available with full planning permission to demolish a steading and build a dwelling house with detached garage

1.5 Hectares (3.7 acres) of grassland with elevated open views to the south and west.

Full planning approval with planning Application APP/2015/3591 For the Demolition of Agricultural Building and Erection of Dwelling house and Garage at Hare Moss Steading, Fortrie, Turriff, Aberdeenshire



A fantastic development opportunity with full planning permission to demolish a steading and build a dwelling house with detached garage on 1.5 Hectares (3.7 acres) of grassland. Beautiful elevated views to the south & west.

Directions and Location:

Coming from Huntly on the A 96 heading south, take the A97 towards Banff for 5 miles. Turn right on to the B9001 sign posted for Inverurie, for approximately 2.5 miles. Turn left on to the B9024 then just past Glen Dronach Distillery 0.3 miles turn right at the cross roads. Continue along this road for approximately 2 miles, turn left and the steading is on your right

Services

There is a mains water supply running through the grass verge at the site. Mains electricity cables are in the steading.

Purchasers would be responsible for the septic tank and soakaway arrangements within the grounds.

To be sold as seen. A deposit secures the complete lot at a fixed price.

As buyers, you can undertake to amend the house styles from the current approval and design to your own specific needs, being mindful of the local authority guidelines and approval process.

You can then fully self-build, with architect input and supervision and employ your own trades or have a main contractor create your dream to a reality.

Notes

Note 1:

Viewing and further details or to discuss your specific requirements, with no obligation please contact the selling agents on 01343 642042 or direct mobile 07770 273276, or email harryfordyce@millerstewart.com

Note2:

Local Planning Authority
Planning & Building Standards, Aberdeenshire Council, 45 Bridge Street, Ellon, AB41 9AA
Tel: 01467 539819

Note3:

Whilst believed to be correct, these particulars do not and cannot form part of any contract. All sizes are approximate, and pictures are for illustration purposes only.

Entry: By mutual arrangement.

Note 4:

INTEREST: It is important your solicitor notifies this office of your interest, otherwise the property may be sold without your knowledge.

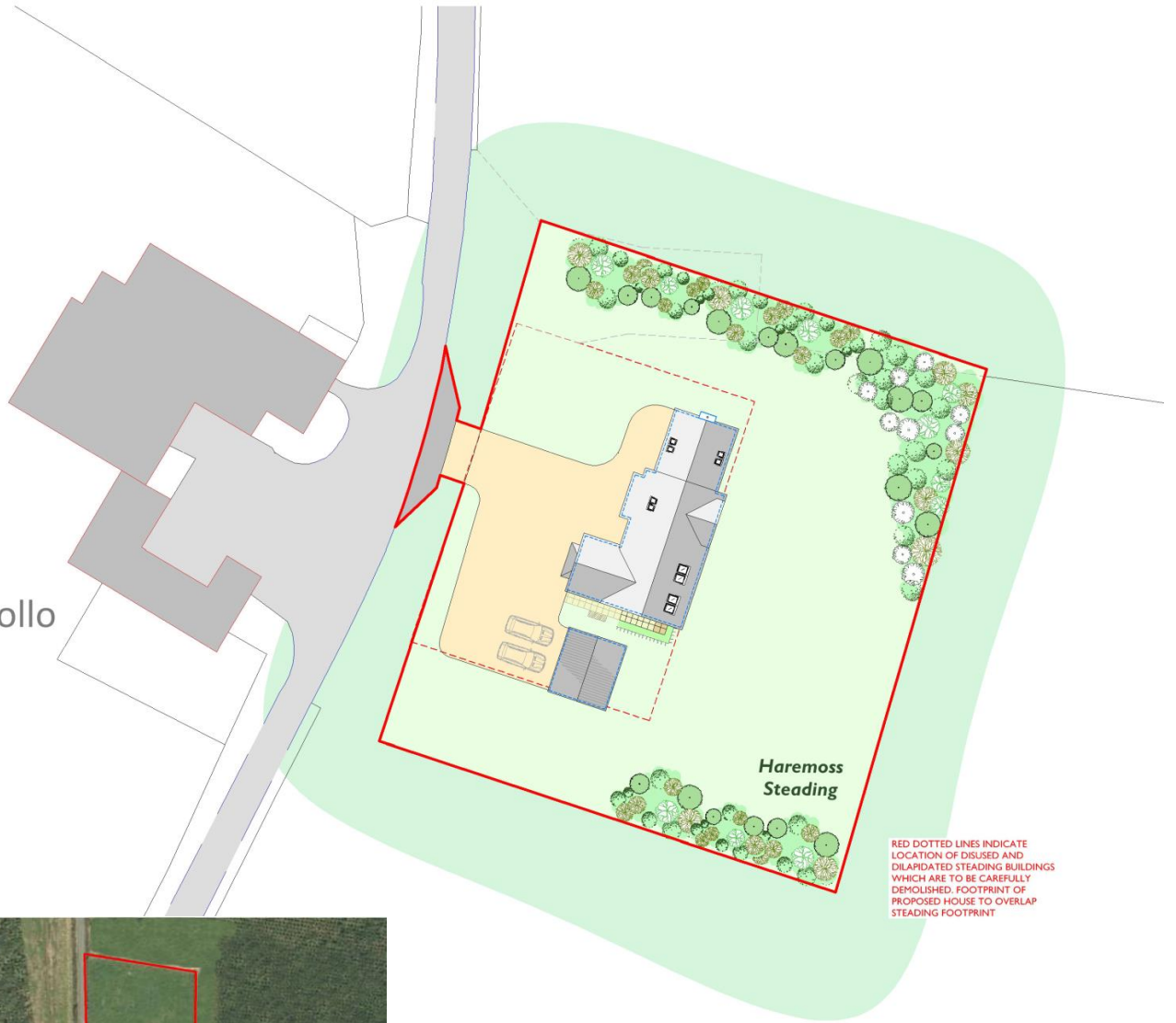
Note 5:

OFFERS: After agreement with the sellers, formal offers should be submitted to:

Miller Stewart Estate Agency Network
Unit 1, Tyock Business Centre, 36 Grampian Road,
Elgin. IV30 1XN

Fax No: 01343 642043

South Tollo



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Unit 1, Tyock Business Centre,
36 Grampian Road, Elgin, IV30 1XN

01343 642042

millerstewart.com

Fax: 01343 642043