



**LUCKY PINESWOOD  
BONNYKELLY  
NEW PITSLIGO  
AB43 6PN**

DEVELOPMENT OPPORTUNITY  
IN A RURAL LOCATION

**Viewing:** By contacting  
our **Turriff** Office on  
**01888 562245**



Fixed Price

**£120,000**



**grantsmith**  
LAW PRACTICE

Lucky Pinewood offers a prime opportunity for anyone seeking a development project which, on completion, will offer a most generous level of accommodation in an ideal country setting. While the property requires a complete renovation, the seller has already made progress with the outer walls, windows, roof, and internal stud walls. Nestled on a generous plot in a charming rural location, it boasts picturesque countryside views.

Conveniently located near the village of New Pitsligo, this property is easily accessible from Banff, Turriff, Fraserburgh, and Peterhead. Furthermore, it offers a reasonable commuting distance to Aberdeen.

### **PLANNING**

Although the plans and building warrant have lapsed, the previous intentions were to include three bedrooms, a lounge, a dining kitchen, a bathroom, and an attic space that could potentially be converted into additional living quarters. Further details are available through the Selling Agent's Turriff office.

### **SERVICES**

A septic tank will require to be installed by the purchaser, together with a private water supply. The responsibility of bringing services onto the site would fall upon the purchaser and will be required to implement all terms of planning.

### **GARDENS**

The property occupies sizeable grounds for which the purchaser will be responsible for their own development.







## LOCATION

New Pitsligo is a charming Buchan village with a great community spirit and is ideally placed for commuting to Banff, Turriff, Fraserburgh, Peterhead and Ellon and is also within commuting distance of Aberdeen and the Airport at Dyce. There is a wide variety of local amenities including shops, hotels and two banks. The village has pre-school nursery facilities and primary school with secondary education at Mintlaw or Fraserburgh Academy.

## DIRECTIONS

From Turriff travel North on the A947 for approximately 1 mile, turn right signposted Cuminestown/Delgatie Castle. Continue on this road for approximately 5 miles. Turn left signposted "New Byth" (B9027), continue for approximately 3 miles . Turn right signposted "New Deer/Corsgight" travel a further half mile, turn left at the sign for "Bonnykelly". Continue on this road for approximately half a mile to find Lucky Pinewood located on the left as indicated by our For sale sign.

