

STEWART & WATSON

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SITE C, MAINS OF BIRKENBOG BY CULLEN, AB56 4TN

SITE C DWELLING



SOUTH ELEVATION 1:50



NORTH ELEVATION 1:50



WEST ELEVATION 1:100

Building Plot in beautiful rural location

- Excellent views over farmland towards the Moray Firth Coast
- Planning Permission granted 18th January 2019
- Planning was for dwellinghouse with detached double garage
- Mains water & electricity connected. Private drainage.
- Site measures 1490 sq m

Offers Around £84,000

www.stewartwatson.co.uk

SITE C, MAINS OF BIRKENBOG, BY CULLEN, AB56 4TN

TYPE OF PROPERTY

We offer for sale this large plot which is situated in a peaceful rural location on the outskirts of the rural village of Fordyce and only a short drive from the picturesque coastal towns of Cullen and Portsoy, where shops, supermarkets and amenities can be found. The plot extends to approximately 1490 square metres. Planning permission was granted by Aberdeenshire Council in January 2019 under planning reference APP/2018/1711 for the erection of an architect designed 4 bedroom, one and a half storey detached dwellinghouse with detached double garage. Lovely views over the surrounding farmland towards the Moray Firth can be appreciated from the site.

The plans and planning documentation can be made available for inspection at our Buckie Property Shop.

ACCOMMODATION

The proposed accommodation, envisaged in the planning consent will comprise:-

Ground Floor

Hallway, Open plan Kitchen/Dining/Living Room with glass gable, Pantry, Utility Room, Family room/Bedroom 4 and Shower Room.

First Floor

Master Bedroom with En-suite Bathroom, Bedroom 2, Bedroom 3 and a Bathroom.

OUTSIDE

The site measures 1490 square meters

SERVICES

Mains water and electricity connected. Drainage will be to septic tank contained within the site.

DIRECTIONS

Travelling from Cullen towards Portsoy

Take the B9018 towards Deskford. Travel along this road for 0.6 miles and take the turn on the left into Burnside (also marked Fordyce 3). Continue along this road for 0.5 miles and turn right marked Towie, travel along this road 0.6 miles and turn left just before the Lythe Nursing Home. Mains of Birkenbog is 0.6 miles along this road on the left.

Viewing

Contact our Buckie Office on 01542 833255 to arrange a viewing appointment.

Email buckie.property@stewartwatson.co.uk

Reference Buckie/CF



The view over farmland from the site.



Site C is the second site from the right

The description of the property as a plot is subject, where appropriate, to planning permission either being granted or renewed as the case may be.

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
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42/44 East Church Street, Buckie AB56 1AB	(01542) 833255	25 Grant Street, Cullen, AB56 4RS (Mon-Fri 1.00pm-4.00pm)	(01542) 840408
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