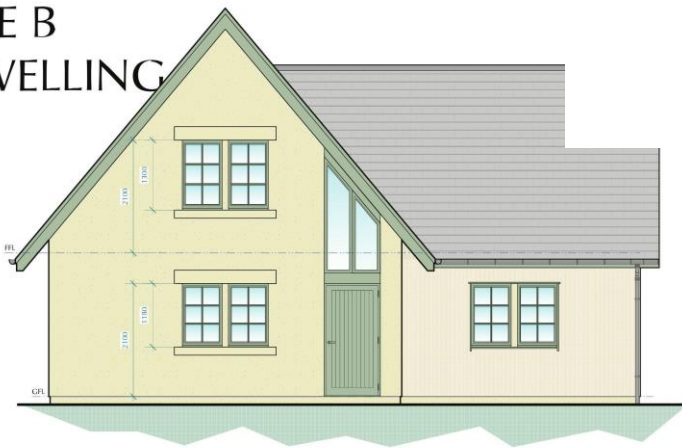


STEWART & WATSON

your **complete** property & legal service

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

SITE B
DWELLING



SOUTH ELEVATION 1:50



NORTH ELEVATION 1:50

Fin
Roof - Slate
- Timber
- Aluminium
colour
Walls - Cream
- Vertical
Wood
- Paint
edging



SITE B SECTION B-B 1:200



EAST ELEVATION 1:100



WEST ELEVATION 1:100

Architects drawings of approved property design

Building Plot in beautiful rural location

- Excellent views over farmland towards the Moray Firth Coast
- Planning Permission granted 18th January 2019
- Planning was for 4 bed dwelling with detached double garage
- Mains water & electricity connected. Private drainage.
- Site measures 1505 sq m

Offers Around £84,000

www.stewartwatson.co.uk

SITE B, 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 1505 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 Dressing area and En-suite Bathroom, Bedroom 2, Bedroom 3 and a Bathroom.

OUTSIDE

The site measures 1505 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 B is the second site from the left

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
59 High Street, Turriff AB53 4EL (01888) 563773
65 High Street, Banff AB45 1AN (01261) 818883
42/44 East Church Street, Buckie AB56 1AB (01542) 833255
35 Queen Street, Peterhead AB42 1TP (01779) 476351

38 Broad Street, Fraserburgh, AB43 9AH (01346) 514443
21 Market Square, Oldmeldrum AB51 0AA (01651) 872314
4 North Street, Mintlaw, AB42 5HH (01771) 622338
25 Grant Street, Cullen, AB56 4RS (Mon-Fri 1.00pm-4.00pm) (01542) 840408
17-19 Duke Street, Huntly, AB54 8DL (01466) 792331