

RESIDENTIAL DEVELOPMENT LAND, LONGSIDE ROAD, MINTLAW, AB42 5EJ

- Excellent location adjacent to A950
- Planning permission granted: Phase 1 for 10 units
- Potential for additional development
- In total 8.44 hectares (20.85 acres) or thereby

Offers Invited

To view the property or for further information please contact:-

Aberdeen & Northern Estates Ltd
01467 623 800

Aberdeen & Northern (Estates) Ltd
Land & Estate Agents,
Surveyors, Auctioneers
Thainstone,
Inverurie, AB51 5XZ



Location

The subjects are located immediately adjacent to the A950. Mintlaw lies at the intersection of the Aberdeen to Fraserburgh and Banff to Peterhead roads. Mintlaw is well placed for commuting to surrounding towns with the City of Aberdeen approximately 1 hour's drive.

Amenities

Mintlaw is a popular village with primary and secondary schooling and a selection of local shops including pharmacy, health centre, dentist, vets, bank, post office, filling station, garages etc as well as numerous take away outlets and even a large garden centre with coffee shop. There are regular bus services to Fraserburgh, Peterhead, Ellon and Aberdeen and easy access to Aden Country Park as well as the Formartine and Buchan line walkway.

Description

The subjects comprise an agricultural field extending to 8.44 hectares (20.85 acres) or thereby. Part of the field comprises the H3 zoning, with planning permission in place for 10 residential units and potential for up to 40 more in Phases 2 & 3. The remaining land offers hope value for future development and good grazing land that may suit an equestrian use meantime. Access is available from the A950 and Nether Aden road.

Services

Services are understood to be available close by but purchasers should make their own enquiries in this regard.

Planning

Planning permission in principle has been granted for 10 residential units (ref: APP/2014/2338) in Phase 1. Phase 2 is zoned for a further 10 residential units (that could be commenced from early 2017) with development in principle supported by the Aberdeenshire Local Development Plan 2012. The vendors have proposed Phase 3 for development of 30 residential units in the Aberdeenshire Local Development Plan 2016 (ref: Bcn006) and, while this was not taken forward by the Council, it is thought to provide considerable potential for development.

Purchasers should make their own enquiries with the local planning authority: -

Aberdeenshire Council, Buchan House, St Peter St., Peterhead, AB42 1QF. Tel: 01779 483724; Email: bu.planapps@aberdeenshire.gov.uk

Price

Offers are invited for the heritable interest.

Please note the quoted prices are exclusive of Value Added Tax and any Land & Building Transaction Tax payable.

Entry

Entry will be available on conclusion of the legal formalities or earlier by agreement.

Viewing

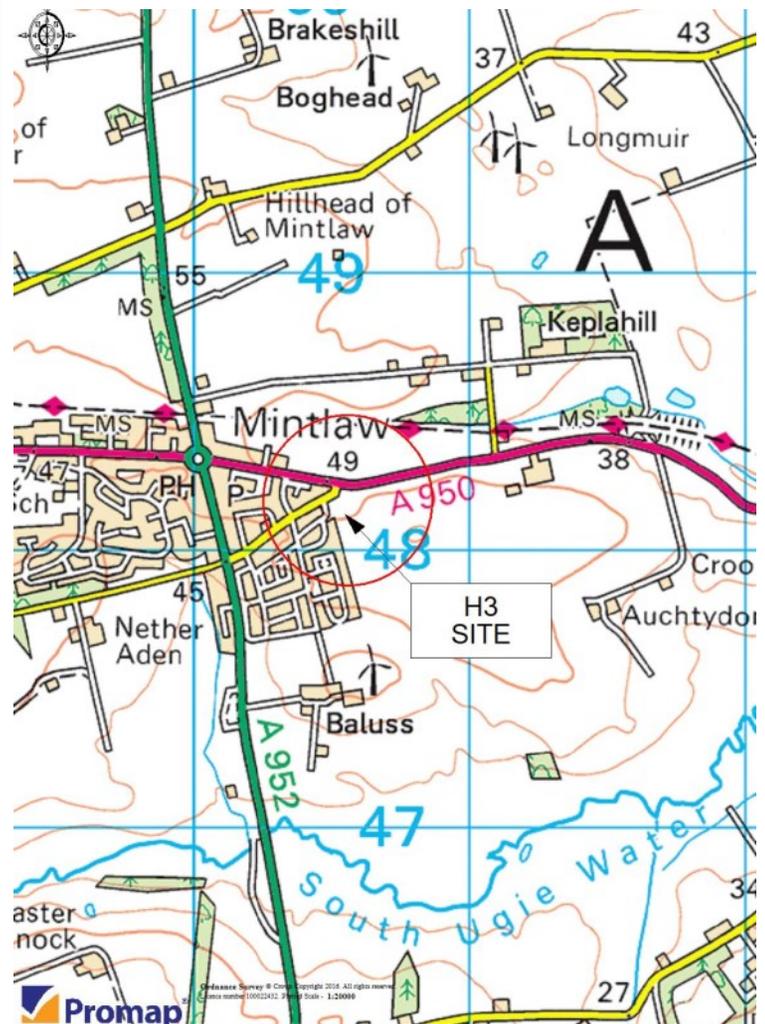
The site may be viewed at any time.

Note

Prospective purchasers should note that unless their interest is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Date of Publication

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Important Note:

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment facilities or accesses are in good working order. Prospective purchasers must satisfy themselves on all such matters prior to purchasing.

Any areas, measurements or distances referred to are given as a **GUIDE ONLY** and are **NOT** guaranteed. If such details are fundamental to a sale, prospective purchasers must rely on their own enquiries.

Where any reference is made to planning permissions or potential uses, such information is given by **ABERDEEN & NORTHERN ESTATES** in good faith.

Prospective purchasers should however make their own enquiries into such matters prior to purchasing.