

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

Galbraith

3 New Build House Sites & 1 Steading Conversion Site

- 1 steading conversion site
- 3 new build house sites
- All internal roads & services completed
- Full planning permission
- Beautiful Rural Location
- Commuting distance to Aberdeen.

OVER TOCHER

MEIKLE WARTLE,

ABERDEENSHIRE, AB51 5DE



LOCATION

The subjects lie in a small cluster of houses in the Aberdeenshire countryside. Inverurie is located some 7 miles from the property and offers a wealth of amenities including excellent shopping facilities, health centre, hotels, swimming pool, sports centre and golf course. Primary school education is believed to be provided at nearby Rayne North School whilst secondary education is believed to be at either Inverurie or Oldmeldrum.

The centre of Aberdeen approximately 24 miles provides all the leisure, recreational and entertainment facilities expected from a city. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

DESCRIPTION

Over Tocher development is a small executive development of only 6 homes in a stunning semi-rural location. Only 4 sites remain which includes 3 new home sites and 1 steading conversion site. All new internal roads have been recently completed and all services have been brought to each site ensuring any buyer is simply ready to go. This is an excellent opportunity for the purchaser to obtain a good sized site in this lovely semi-rural location and build their dream home.

Steading 1

A traditional detached steading building located to the front of the development with attractive open views towards Bennachie. There is full planning permission in place for conversion to a 3 bedroom home including large dining kitchen, single garage and there is an extensive garden including a unique walled garden area using the existing walls. Full planning consent has been granted by Aberdeenshire council under reference APP/2013/2859.

Steading 2

Located to the east of Steading 1 lies this detached steading building which has full planning consent as granted by Aberdeenshire Council under reference APP/2012/2513. The accommodation on completion of conversion would be on one floor and would comprise an entrance hallway, lounge / kitchen, open plan, utility room, 3 bedrooms and a family bathroom. Attractive open views towards Bennachie can also be found from this site.

New Build 1

With a prominent position to the front of the development and enjoying superb views over the surrounding countryside towards Bennachie. This plot measures approximately 0.35 acres and enjoys an attractive corner site with full planning permission for a 4 bedroom & 3 public room detached home with double detached garage. Full planning consent has been granted by Aberdeenshire Council under reference APP/2012/2511.

New Build 2

Another generous and quiet corner plot which measures approximately 0.30 of an acre and has full planning permission for a 3 bedroom detached home including 2 public rooms, an office and detached double garage. Full planning consent under reference APP/2012/2511.

New Build 3

Again with an established tree belt located to the rear, this site measures approximately 0.31 acres with full planning consent under reference APP/2012/2511.

New Build 4

The largest of the four sites, this large plot measures approximately 0.42 acres and enjoys a quiet position and superb open views over the surrounding countryside. With full planning consent under reference APP/2012/2859.

PLANNING

A copy of the planning consents and associated plans are available on request from the selling agents.

SERVICES

Mains water and electricity are all located close by the subjects and it is believed connection will be in place at point of purchase. Drainage will be by means to septic tank.

PRICE

Our clients seek offers for their freehold interest in the subjects.

A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

VIEWING AND FURTHER INFORMATION

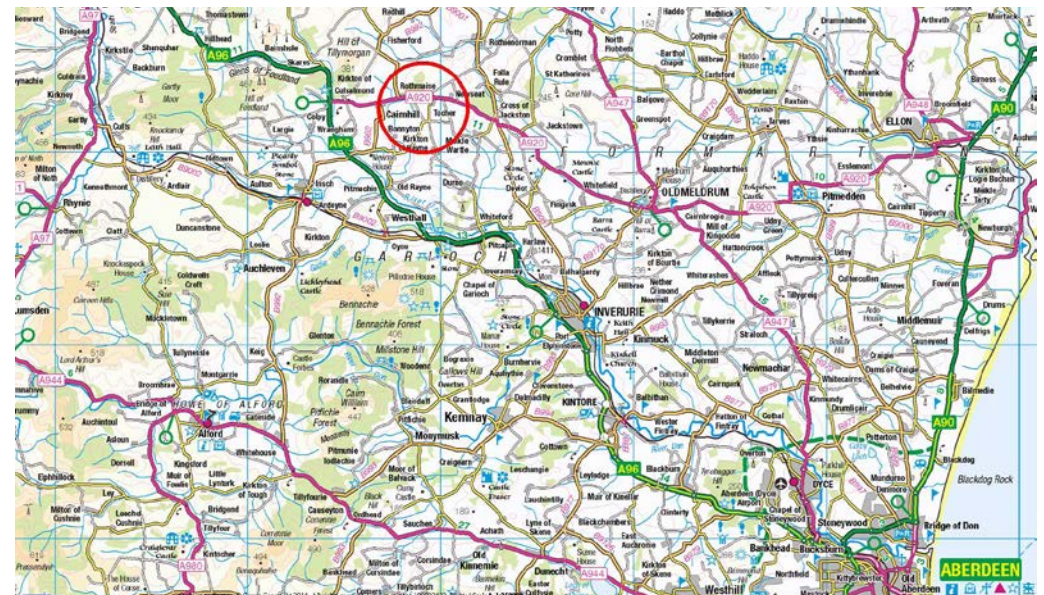
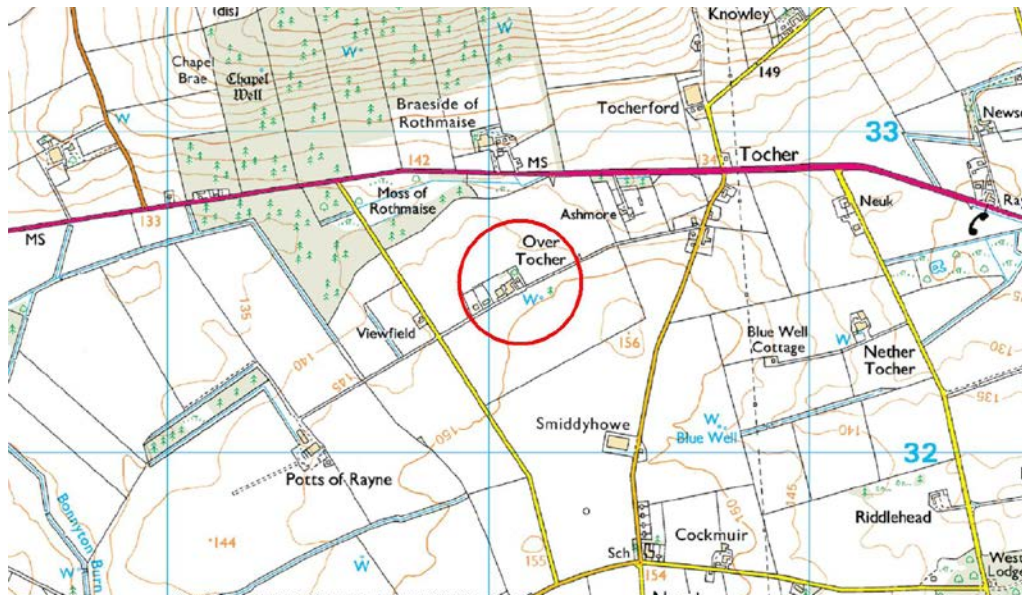
Parties can view the site unattended provided they have a copy of the particulars however a site visit with the agent is recommended.

All enquiries or requests for further information should be directed to the Sole Selling Agents, Galbraith, 337 North Deeside Road, Cults, AB15 9SP Telephone enquiries should be made to Hannah Christiansen on 01224 860 710 or by email to aberdeen@galbraithgroup.com.

DIRECTIONS

From Inverurie take the B9001 Rothienorman road for approximately five miles and on reaching Drum of Wartle, turn left. Follow this road for some time and turn left as sign posted Pots of Rayne. Turn first left and the development is located ahead on the left hand side.





Galbraith for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract:

ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate

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