

FOR SALE

DEVELOPMENT SITE WITH PLANNING PERMISSION

LAND AT LAW OF DOUNE ROAD, MACDUFF



- **PLANNING PERMISSION FOR 41 RESIDENTIAL DWELLINGS**
- **OFFERS INVITED FOR OUR CLIENTS INTEREST IN THE SITE**
- **SITE AREA 2.585 HECTARES (6.387 ACRES)**

LOCATION:

The development site is located within the coastal town of Macduff which is situated 50 miles north of Aberdeen city centre. The subjects themselves are situated to the south of Law of Doune Road and Chapel Hillock.

The Ordnance Survey extract overleaf is for identification purposes only.

PLANNING PERMISSION:

At present the site currently comprises of an undeveloped area of land.

Full planning permission currently exists for the following:-

HOUSE TYPE	SIZE (m)	QUANTITY	DESCRIPTION
A	94	11	2 bedroom detached house, single storey, low pitched roof, living and dining space, single parking space to front of property.
B	90	9	2/3 bedroom, detached house, one and a half storeys, open plan living and dining space, single parking space to front.
C	120	8	4 bedroom, detached house, one and a half storeys, lounge, dining room, family room, single garage, double parking space to front.
D	128	5	4 bedroom, detached house, one and a half storeys, lounge, dining room, family room, single garage, double parking space to front.
E	112	8	3 bedroom, detached single storey, open living and dining space. Single parking space to front of property, some have single detached garages.

The above mentioned house sizes have been provided from Architect's drawings.

Further information can be provided to seriously interest the parties upon request or can be found at www.aberdeenshire.gov.uk/planning Reference APP/2005/3414.

Notwithstanding individuals should make their own enquiries with the local Planning Authority in order to establish the suitability of their proposed use should it differ from the current permission.

VIEWING & FURTHER INFORMATION

By arrangement with selling agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800

Fax : (01224) 202802

www.shepherd.co.uk



COUNCIL TAX:

The subjects will require to be assessed for Council Tax purposes upon occupation.

PRICE:

Offers are invited for our client's interest in the development site.

Offers which do not contain suspensive conditions will be faithfully considered although offers including certain provisions will be entertained.

VAT:

All rents, prices, premiums etc are quoted exclusive of VAT.

CLOSING DATE:

You will be required to note an interest formally through your legal representative should you wish to be informed of any forthcoming closing date.

VIEWING:

For further information or viewing arrangements please contact the sole agents:-

J & E Shepherd, Chartered Surveyors

35 Queens Road, Aberdeen AB15 4ZN

Tel: 01224 202800 Fax: 01224 202802

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Email: j.morrison@shepherd.co.uk or

m.mcqueen@shepherd.co.uk

Contact: James Morrison or Mark McQueen

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