



LAND AT CRAIGSTON

Near Turriff, Aberdeenshire, AB53 5PX

Full planning permission for the erection of 14 dwellinghouses in an idyllic rural setting
Accessed via the B9105
To be sold as a whole or in separate plots



SUMMARY

- Full planning permission for the erection of 14 dwellinghouses in an idyllic rural setting
- Accessed via the B9105
- To be sold as a whole or in separate plots. The seller is open to exploring a phased sale or joint venture model

LOCATION

Set upon farmland, the development site is situated amongst rural scenery within walking distance of Craigston Estate which offers scenic woodland walks. The development can be accessed off the B9105 with Fintry School within approx. 1 mile.

The site, with rolling countryside on the doorstep, offers an attractive rural lifestyle setting whilst also being conveniently located for access to schools and shops. The site is approximately 7 miles away from the popular market town of Turriff, home to a number of shops and tourist attractions as well as a primary and secondary school, a number of banks, a pharmacy and a supermarket.

Aberdeen International Airport and Dyce are 35.7 miles away whilst Aberdeen City, with a population of c. 223,000, is 40.1 miles to the south. There is a regular bus service connecting Turriff with both Dyce and Aberdeen City Centre and a number of new bus connections to Inverurie, Elgin and Banff from Turriff.

This picturesque site is located on the edge of Craigston Castle Estate. Currently the Estate are undertaking a number of projects to promote the area. One of them is to set up a path network through the Estate to provide a walking route to Fintry School.



DESCRIPTION

The site consists of 4.94 acres of arable land within an agricultural field (currently unmarked).

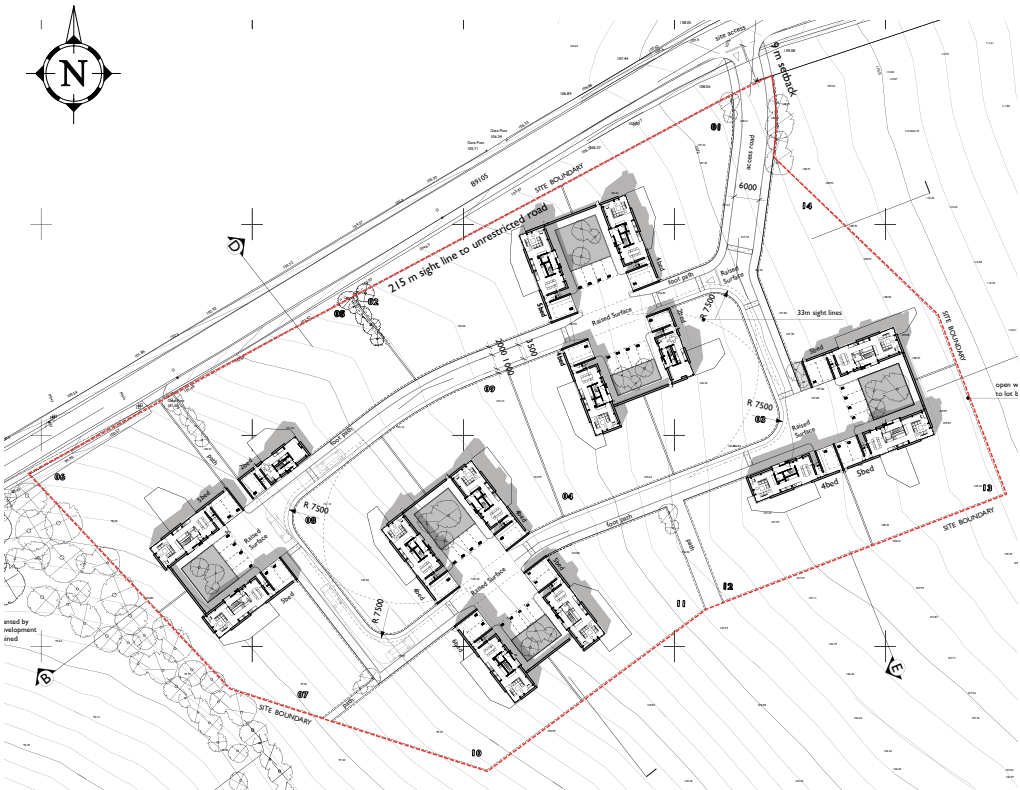
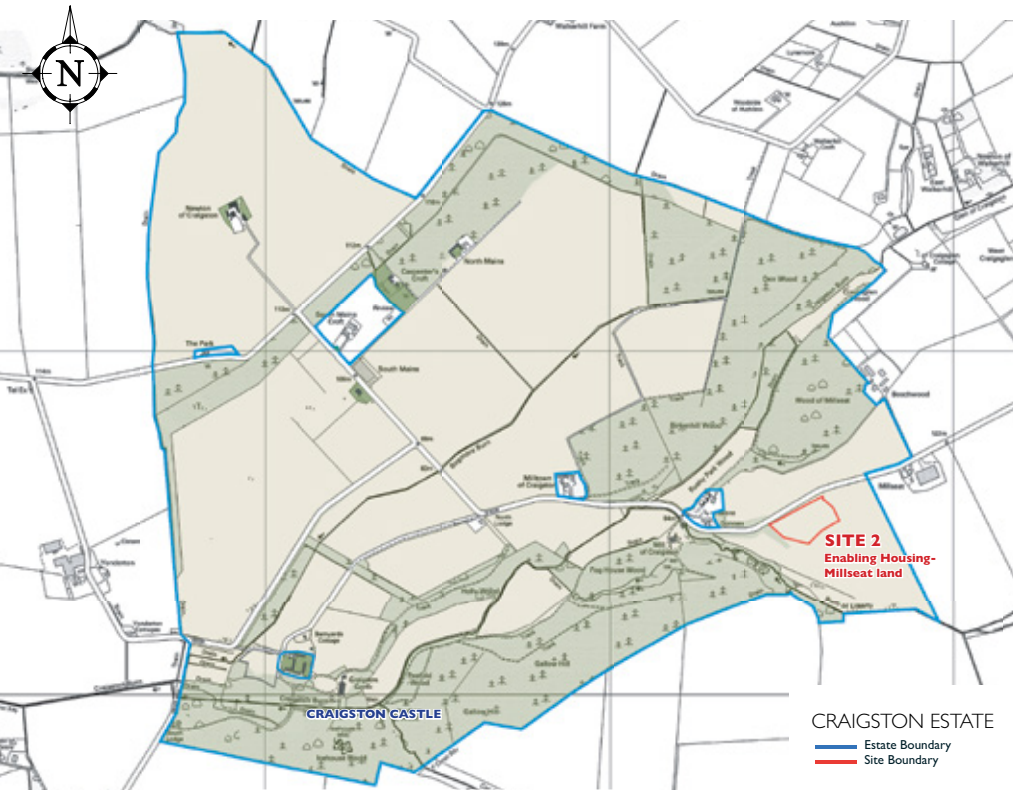
The development will be accessed from the B9105. This site provides an excellent opportunity for a small scale developer or an individual interested in purchasing a plot and completing a self build. The site is available for sale as a whole or in plots either unconditionally or subject to a phased sale.

PLANNING

Planning permission was granted in October 2014 with archeological investigation, hard and soft landscaping and a scheme of refuse storage and recycling conditions now discharged.

The site has full planning permission for the erection of 14 dwellinghouses and the formation of a vehicular access. This was done via an enabling development application for the renovation and conversion of a listed steading to 7 holiday lets which the owner intends to carry out using the funds from the sale of this site.

Application Reference: APP/2013/0656





FURTHER INFORMATION

Further information is available to interested parties. For full details please contact the selling agent.

Interested Parties should make their own enquiries with Aberdeenshire Council in relation to the planning consent for the site.

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