

Plot of land

ADJACENT TO ANNDRA UPPERTON OF GASK, TURRIFF, AB53 8AB



*A SUPERB OPPORTUNITY TO ACQUIRE A FULLY
SERVICED PLOT WITH COMPLETED FOUNDATIONS*



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McEwan Fraser Legal is delighted to present a superb opportunity to acquire a fully serviced plot with completed foundations which extends to 1567 square metres (circa 0.387 acres) in an excellent location on the outskirts of Turriff, complete with Full Planning Permission and a Building Warrant for a 211 square metre home.

Comprising: Spacious Hallway with vaulted ceiling, Large, open plan Dining Kitchen/Living area, Utility room, Shower room and Integral Garage on the ground floor. On the upper floor are a large Hall, an expansive main Bedroom with a Dressing Room and En-Suite, a Bedroom, Office, Bathroom and Lounge with countryside views and views towards Turriff.

This architect-designed property offers a bespoke home ideally suited to the site. The property will also benefit from a private garden with a mature hedge, tree and fence boundary enjoying lovely views, thereby significantly reducing future landscaping costs. The current owners have commenced the works, having completed the concrete-filled foundations saving lengthy preparations and costs for any prospective purchaser. As per planning specifications, the entrance to the property's driveway has been laid to Tarmac. A contractor has completed all work with Architect and local authority certification. These works are an excellent start for anyone planning to build their home with the foundation works in place and will save prospective purchasers months of planning, approval and execution.



The current Planning Permission reference is APP/2020/2636 and the Building Warrant reference is BW/2019/1356. Details can be found on Aberdeenshire Council's website at aberdeenshire.gov.uk or by contacting our office for further information. The approved plans could be extended with the option to increase the floor space to roughly 300 square meters by adding, e.g. a large sun lounge or an extra garage. The internal partitions could also be adjusted to accommodate additional bedrooms with an amendment to the current Planning Permission and Building Warrant. Prospective purchasers should make their own enquiries with the local Planning and Building Control Departments.

Electricity is connected on site; mains water pipes have been run a considerable distance to the mains (the water connection fee has been paid). Upperton of Gask offers an excellent opportunity for a ready-to-go build with all necessary on-site services. A wooden shed suitable for storage is also in situ.

There is potential to use the more extensive previous plans approved under reference APP/2017/3220. Details can be viewed online at aberdeenshire.gov.uk/planning. Prospective purchasers would need to make their own inquiries/applications.



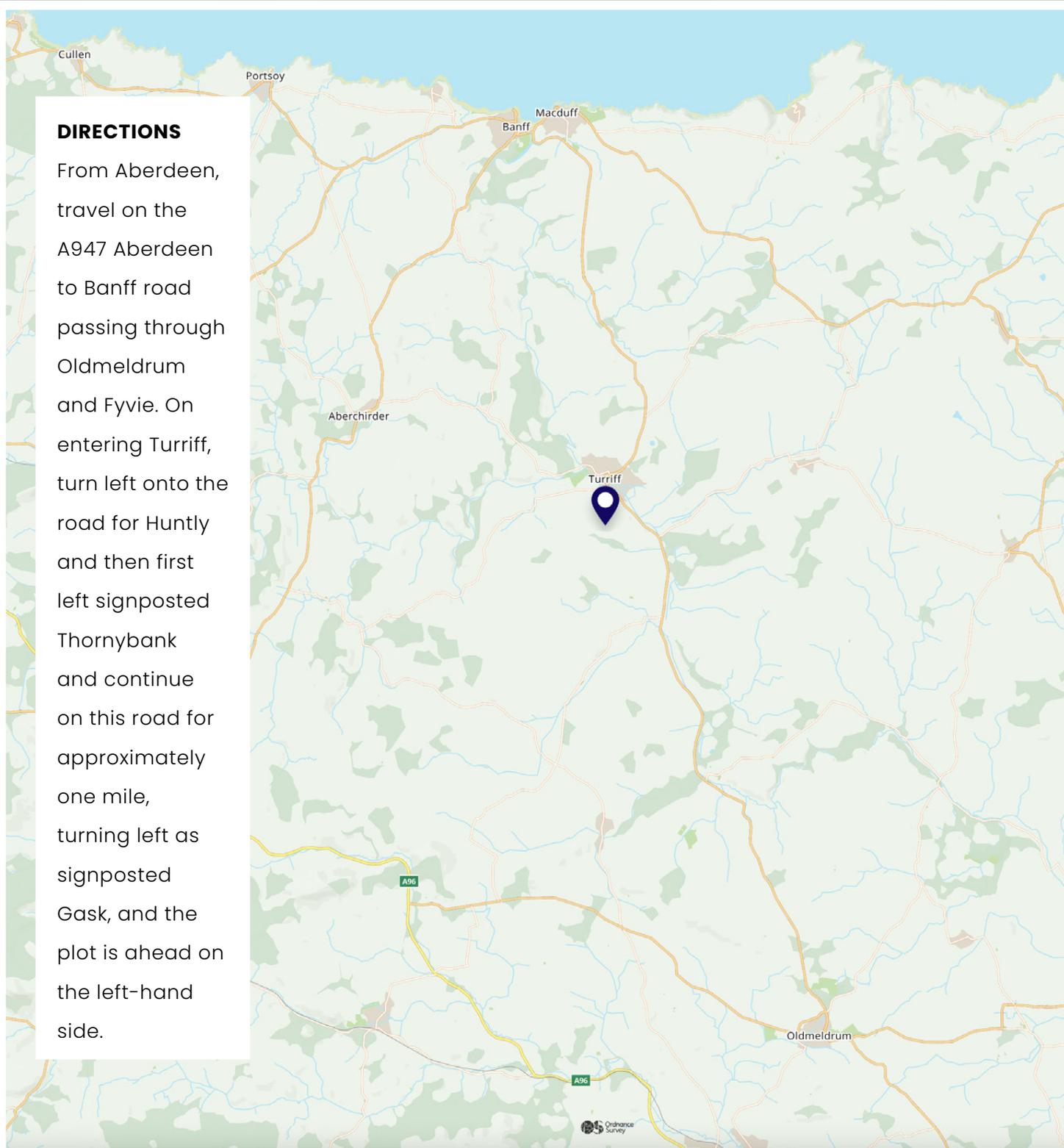
The plot lies in northern rural Aberdeenshire, only 1.5 miles south of Turriff, well known for its welcoming community. It has primary and secondary schooling, a good range of shops and other facilities, which include a swimming pool, bowling stadium, library, community centre, NHS health centre, sports centre, and golf course with salmon and trout fishing on the renowned River Deveron. The East Coast Bus Network operates a comprehensive service throughout the town.

Aberdeen is within an easy commuting distance, approximately thirty-five miles travel and provides all that one would expect from modern-day city living, including many shopping malls. There are pubs, restaurants and eateries with fantastic theatres and cinemas to enjoy. There are many superb outdoor and indoor recreational and leisure facilities, all within easy reach.

Aberdeen offers excellent bus and rail service with national and international flights from Dyce Airport. The East Coast Rail Network also operates from Aberdeen.

DIRECTIONS

From Aberdeen, travel on the A947 Aberdeen to Banff road passing through Oldmeldrum and Fyvie. On entering Turriff, turn left onto the road for Huntly and then first left signposted Thornybank and continue on this road for approximately one mile, turning left as signposted Gask, and the plot is ahead on the left-hand side.




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