

PITNAMOON STEADING

LAURENCEKIRK, ABERDEENSHIRE



Galbraith

PITNAMOON STEADING, LAURENCEKIRK, ABERDEENSHIRE

Exciting opportunity to obtain a large development site with full planning permission, in the heart of the rolling Aberdeenshire countryside.

Laurencekirk 3 miles ■ Stonehaven 16 miles ■ Aberdeen City 31 miles

- Exciting development opportunity
- Traditional steading conversion
- Planning to form 6 dwellinghouses
- Full planning permission
- Services close by
- Beautiful countryside location

Galbraith

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 OnTheMarket



SITUATION

Pitnamoon Steading is located a short drive away from Laurencekirk which offers a host of social, leisure and consumer facilities, including High Street retailers, Post Office, Banks, Sports Centre and Clubs, and a variety of quality Hotels. From a commuter's viewpoint, Laurencekirk is ideally located for travelling to Aberdeen and Dundee by road and there are also direct bus and rail links, both north and south of the town.

Lathallan School at Johnshaven, only some 11 miles, is a highly regarded local private day and boarding school set in the Brotherton Castle. Alternatively excellent local education is provided by Laurencekirk Primary School and Mearns secondary school, which is a recently build modern facility.

More comprehensive facilities are available at Aberdeen and Dundee both of which provide all the recreational, entertainment, educational and cultural facilities one would expect of large cities.

DESCRIPTION

This is a rare and exciting opportunity to obtain a large development site in the heart of the rolling Aberdeenshire countryside extending in total to around 1.5 acres. This fairly level site enjoys attractive views and has the benefit of full, and purified, planning permission for conversion and will give the developer an opportunity to create an exclusive housing development in a stunning setting. The breakdown of the 6 dwellings are as follows:-

House No.	Size
1	166sqm
2	221sqm
3	198sqm
4	134sqm
5	121sqm
6	159sqm

Each property would benefit from a single garage and exclusive garden grounds.

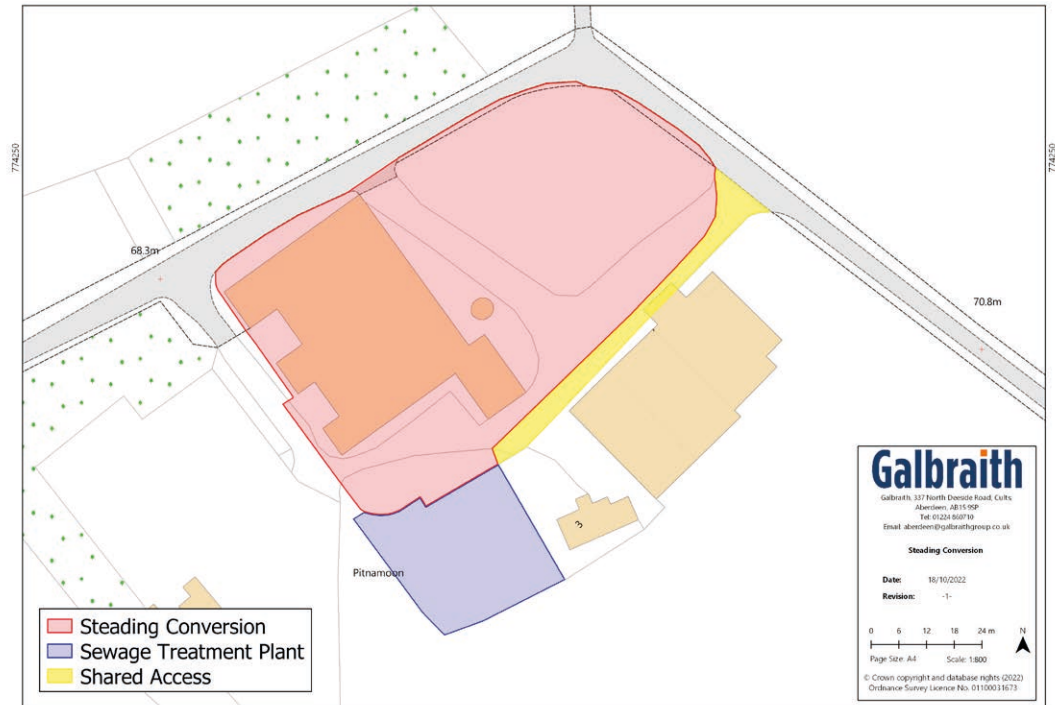
PLANNING

Full Planning permission for the conversion of steading to form 6 dwellings was granted by Aberdeenshire Council on 21st October 2014 and subsequently purified in 2017. Details of the planning permission are available on the Aberdeenshire Council planning portal website under the reference APP/2013/3558.

SERVICES

We understand that mains water and electricity are located adjacent to the site. There is a recently completed sewage treatment plant close by, for which any purchaser / developer can utilise.

It's the responsibility of interested parties to investigate the availability and cost of utility services to the individual site and capacities thereof.



DIRECTIONS

Travelling South on the A90 from Aberdeen take the first turning on the left marked for Fettercairn. Continue passed the 'Castleton Farm Shop'. Take the next right turn on to the B966 and then proceed to follow this road for approximately 7 miles. Immediately after passing over a narrow bridge take the left turn marked 'Laurencekirk 3 miles'. Travel along this road for approximately 0.8 miles and the property is located on the right hand side as indicated by our for sale sign.

POST CODE

AB30 1ES

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///cookery.starlight.shuttling

VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

The steading building is a redundant agricultural building. Should interested parties attend the site and enter the steading unaccompanied and/or without prior appointment then they do so at their own risk and safety precautions should be taken.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photos date back to 2014. Please note the condition of the steadings may have deteriorated since the photos were taken.

