

HOUSE PLOTS AT BRIDESWELL, DRUMBLADE, BY HUNTLY



MurdochMcMath&Mitchell
Solicitors & Estate Agents

We are pleased to Offer for Sale **RESIDENTIAL DEVELOPMENT SITES** at Brideswell, Drumblade, by Huntly. These Plots are a great building opportunity and have Full Planning Permission. A copy of the Planning Permission is available on the Aberdeenshire Council Website www.aberdeenshire.gov.uk under Application Reference APP/2012/2828. A copy of the plan showing the extent of the subjects is attached for information purposes only.

PRICE GUIDE - OVER £97,500



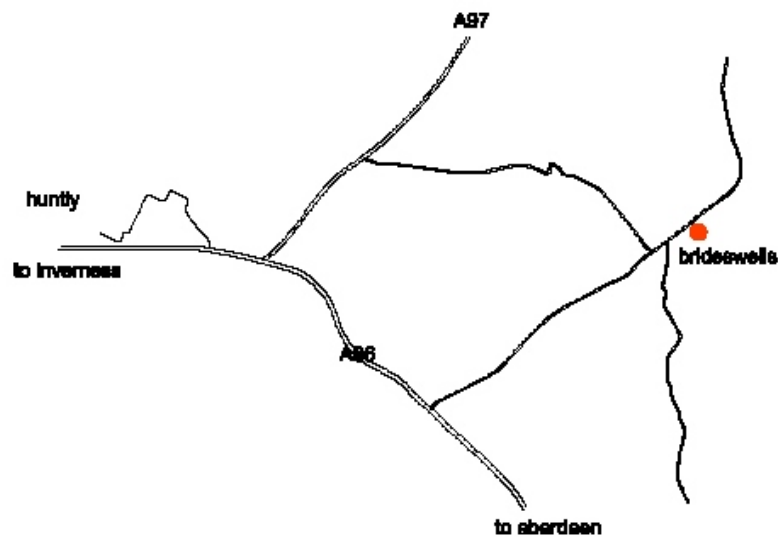
DESCRIPTION:-

WATER SUPPLY

The water supply to the property is by means of a private supply from a bore hole situated on the adjoining land belonging to the Seller which is marked on the plan attached. The Seller will provide a Water Test for the private supply. The Purchaser will be granted a servitude right to take a supply of water from the bore hole to the Plot with all necessary rights of access etc., for maintenance, repair and renewal. The private water supply will be metered and charged on a meter basis.

ACCESS

The Purchaser will be provided with a servitude right of access over the roadway on the plan attached subject to payment of a share of the cost of maintenance of the roadway amounting to a one-fifth share.



location plan

graham mitchell architects

SEWERAGE

The property will be served by a private septic tank and sewerage system and the Seller will provide a soakaway. The Purchaser will be granted a servitude right for the septic tank outfall to the soakaway.

DESIGN SIGN OFF

In the event that the Purchaser wishes to vary the Planning Permission which has been granted this will be subject to the final agreement of the Seller.

Graham Mitchell Architect Limited, 22 Rubislaw Terrace, Aberdeen, AB10 1XE; t: 01224 649949; f: 01224 658458, will be retained by the Purchasers as Architects for the Design Sign Off for the Plots to the issue of the Local Authority Completion Certificate (all at their sole discretion).

PLANNING GAIN

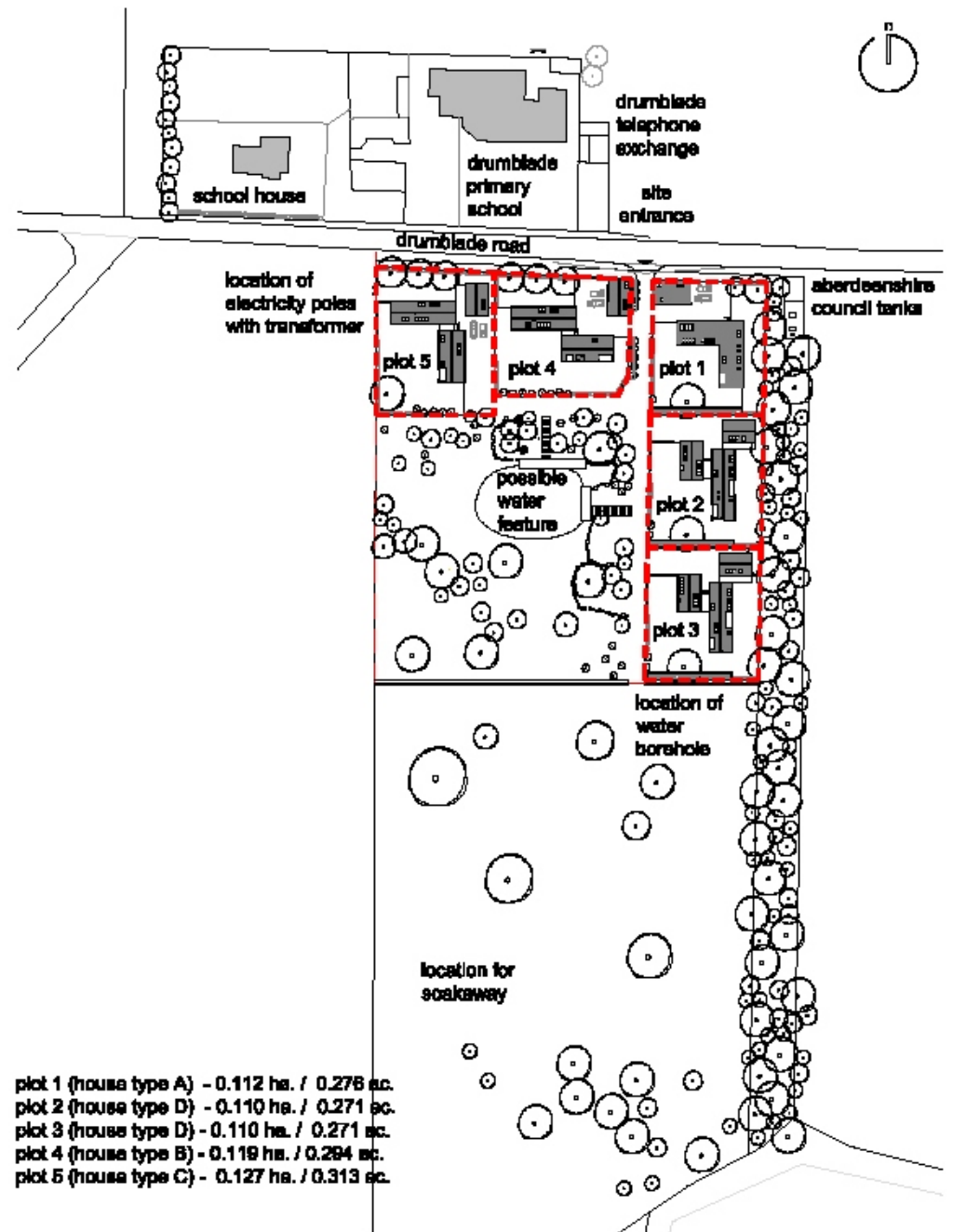
The Purchaser will be responsible for payment of the Planning Gain on completion of the house and issue of the Completion Certificate by the Local Authority, the approximate amount of which is £5,000.

FEATURES:-

FULL PLANNING PERMISSION FOR DWELLINGHOUSE AND GARAGE

PLEASANT RURAL LOCATION

LARGE PLOTS EXTENDING TO AROUND ONE QUARTER OF AN ACRE



site plan - 1:1250

graham mitchell architects



Viewing - By arrangement with Subscribers.

Price Guide - Over £97,500.

Entry - By mutual arrangement.

While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering.

The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold, let or withdrawn.

The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

**Murdoch, McMath & Mitchell,
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AERIAL VIEW OF THE HOUSE PLOTS FROM NORTH WEST