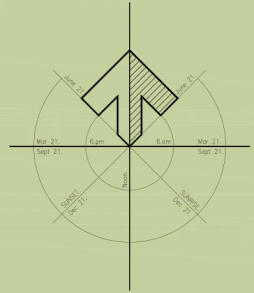


# LAND AT DRUMLITHIE

STONEHAVEN, ABERDEENSHIRE

Main House

Hall Croft



CROFT ROAD

Proposed lay-by

INDICATIVE ACCESS



INDICATIVE HOUSE DESIGN

PLOT 1 (INDICATIVE)

INDICATIVE PLOT BOUNDARY

INDICATIVE HOUSE DESIGN



Proposed lay-by

The Steading

1

Bellvue

PLOT 2 (INDICATIVE)

INDICATIVE ACCESS

Nether Kinmonth

Rose Cottage

HIGH ROAD

Galbraith

## LAND AT DRUMLITHIE, STONEHAVEN, ABERDEENSHIRE

Two generous new house sites, each with planning for a detached dwelling house. Available separately or together.

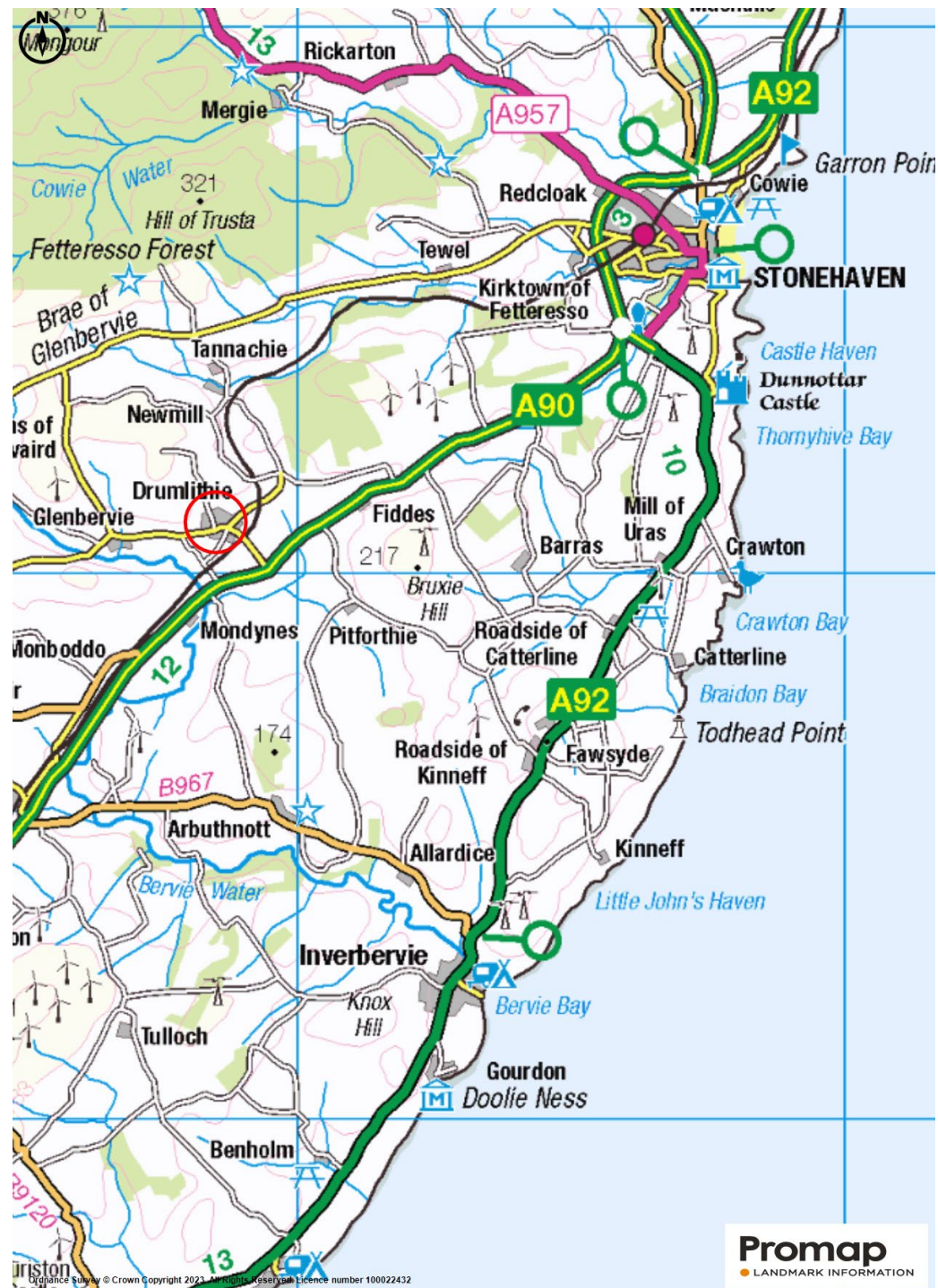
Stonehaven 7 miles ■ Aberdeen 22 miles ■ Aberdeen Airport 25 miles

- Two house sites with planning in principle
- For sale together or individually
- Generous sites & garden grounds
- Services close by

# Galbraith

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com

 OnTheMarket



## SITUATION

Drumlithie is a charming and popular village 6 miles south of Stonehaven and 9 miles north of Laurencekirk, adjacent to the main A90 Aberdeen to Dundee dual carriageway and within easy commuting distance of Aberdeen. It is a very peaceful and friendly village with a good range of local amenities including a nursery, primary school, post office/shop, village hall, sports court, Bowling Green and country village pub. Stonehaven has a wider range of facilities for all ages with excellent shops, hotels and restaurants, secondary and primary schools, hospital and medical centre, railway station and superb leisure activities including the open air pool.

## DESCRIPTION

Set in the heart of the popular village of Drumlithie, only a few minutes' drive south of Stonehaven, we offer for sale an area of land with planning permission in principle for two house sites. These sites are available for sale together to a potential developer or those looking to build two properties. Equally they are available as individual single house sites. Aberdeenshire Council granted planning permission in principle on the 22nd September 2022 for the erection of two detached dwelling houses, both set in generous garden grounds and have indicative private entrances from Croft Road.

## PLOT 1

This plot is the most westerly plot, with a south west aspect and extends to around 0.220 acres.

## PLOT 2

Plot 2 extends to around 0.250 acres and has a southerly aspect.

## SERVICES

We understand mains water and electricity are in close proximity to the sites, given their central location within the village.

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 from Stonehaven on the A90 dual carriageway, take a right turn off at the Drumlithie signpost. Travelling into the village, turn right onto High Street and then first right onto Croft Road. The house sites are on the left hand side as indicated by our for sale sign.

## POST CODE

AB39 3YZ

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///beaker.firework.diplomats](https://www.what3words.com/?q=beaker.firework.diplomats)

## VIEWINGS

Strictly by appointment with the Selling Agents.

## 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.

