



GRAY & GRAY

SOLICITORS
ESTATE AGENTS
AND NOTARIES
PUBLIC

**BUILDING PLOT
FLUSHING**

**ANVIL HOUSE
LONGSIDE**



BUILDING PLOT

Situated on the outskirts of the popular rural village of Longside is this good sized building plot with open outlooks to the Buchan countryside. Detailed Plans have been drawn up and Full Planning Permission granted.

The Plans are for a 1 1/2 storey detached three bedroom dwelling house with a floor space of 99.33m² with the private garden space measuring 162.13m².

This site would ideally suit the purchaser looking to self build or the contractor looking to build and sell on.

Longside has many amenities and the plot is on a good bus route to Peterhead.

Offers Over £75,000

8-10 Queen Street Peterhead AB42 1TS
Tel: 01779 - 480222/471488 Fax: 01779 - 470741
LP4 - Peterhead
e mail: property@graygraylaw.com
web: www.graygraylaw.com

69 Station Road Ellon AB41 9AR
Tel: 01358 - 724455 Fax: 01358 - 722506
LP1 - Ellon
e mail: property@graygraylaw.com
web: www.graygraylaw.com

Description

Building Plot with Full planning permission.

Planning Permission & Plans

Plans can be viewed online at www.aberdeenshire.gov.uk/planning/apps.asp No. B/APP/2009/4097

Services

Water, electricity and telephone close by. Drainage would be by septic tank. The cost of these services will require to be borne by the purchaser.

VIEWING: Via Gray & Gray on (01779) 480222

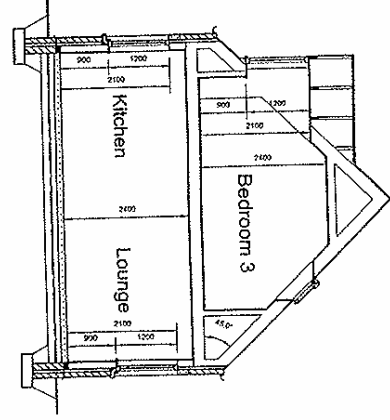
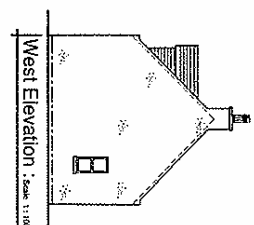
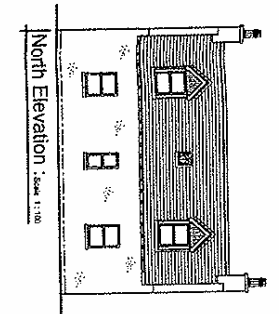
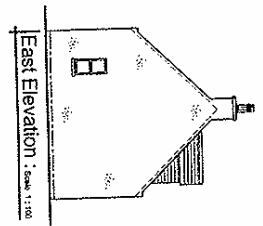
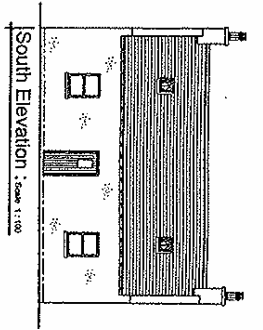
ENTRY: To Be Arranged

8-10 Queen Street Peterhead AB42 1TS
Tel: 01779 - 480222/471488 **Fax:** 01779 - 470741
LP4 - Peterhead
e mail: property@graygraylaw.com
web: www.graygraylaw.com

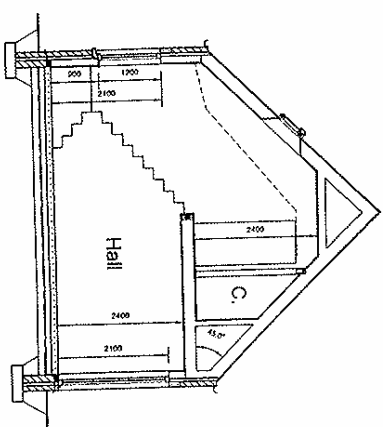
69 Station Road Ellon AB41 9AR
Tel: 01358 - 724455 **Fax:** 01358 - 722506
LP1 - Ellon
e mail: property@graygrayellon.co.uk
web: www.graygraylaw.com

The above particulars whilst believed to be correct are not warranted and shall not form any part of any agreement

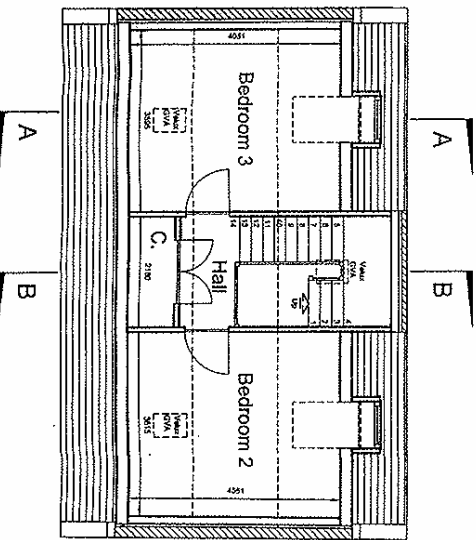
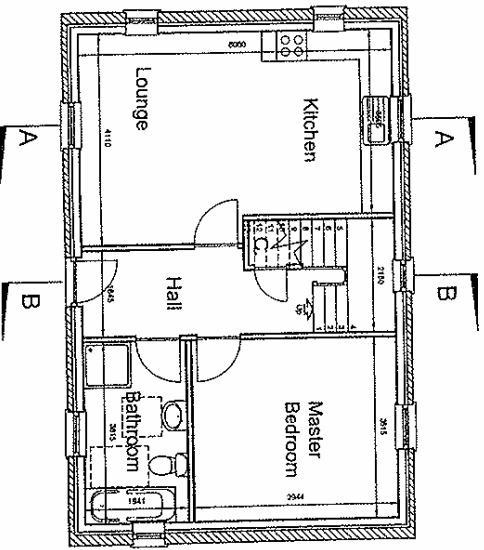




Cross Section A-A : Scale 1 : 50



Cross Section B-B : Scale 1 : 50



Finishes
 Walls: Gypsum
 Floor: Ceramic tiles
 Roof: Asphalt
 Sillings: Solid oak
 Windows: UPVC
 Doors: Solid oak
 Staircase: Solid oak
 Bathrooms: Ceramic tiles
 Kitchen: Solid oak
 External: Brick
 Internal: Plaster
 Paint: White
 Block: Type 1.5
 Gutter: Aluminium
 Downpipe: PVC

Ground Floor Area = 57.65m²
 First Floor Area = 41.73m²
 Total Floor Area = 99.38m²
 Private Garden Space = 162.13m²

Baxter design

Site Adjacent to Arvill
 House : : Flushing :
 Longside :
 Me Swinton
 Proposed Erection of
 Dwelling House

| | | | |
|----------|----------|----------|----------|
| 07/12/09 | 08/14/01 | 12/13/09 | 12/13/09 |
| 07/12/09 | 08/14/01 | 12/13/09 | 12/13/09 |
| 07/12/09 | 08/14/01 | 12/13/09 | 12/13/09 |

Architectural & Building Consultants
 Adam Hall, 30 Regent, 100 Dorr, Perthshire, Abernethy, Perth, Scotland
 Tel: 01774 622286 Fax: 01774 622572