

Plot of Ground

16 OLD ABERDEEN ROAD, FORDOUN,
LAURENCEKIRK, ABERDEENSHIRE, AB30 1NU



*Buy plot 2 and get the adjacent plot 1 for free.
A huge opportunity to purchase a Building plot
with full planning and services on site.*



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McEwan Fraser Legal offers to the market a fantastic opportunity to purchase Plot 2 at 16 Old Aberdeen Road, Fordoun, Laurencekirk, which presents an exciting opportunity to acquire a development site, offered for sale with Full Planning Permission with all services on site for a three-bedroom detached bungalow. The total development site extends to approximately 910 sqm and is perfectly positioned on the outskirts of Fordoun village, approximately 7 miles south of the Historic seaside town of Stonehaven, with excellent transport links to Aberdeen in the North and Dundee and beyond to the South.

THE PLOT



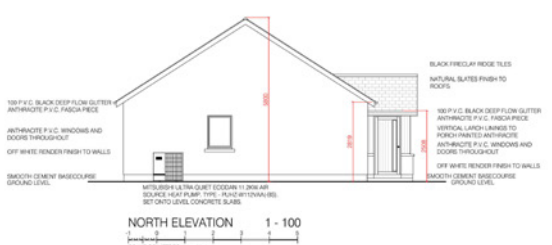
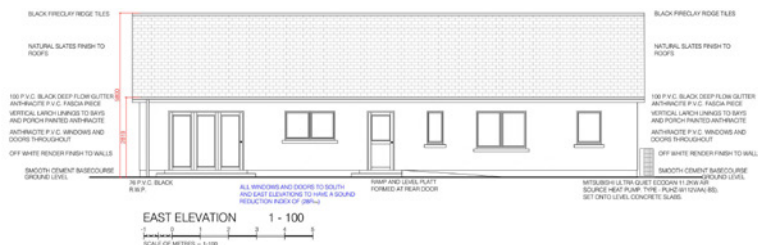
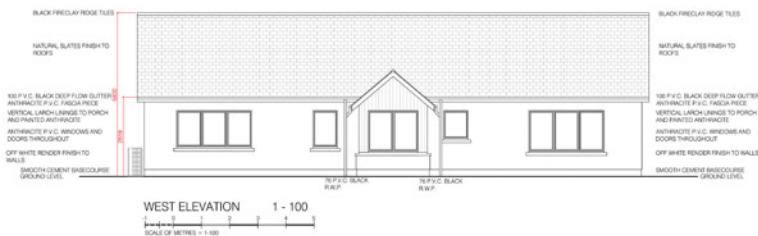
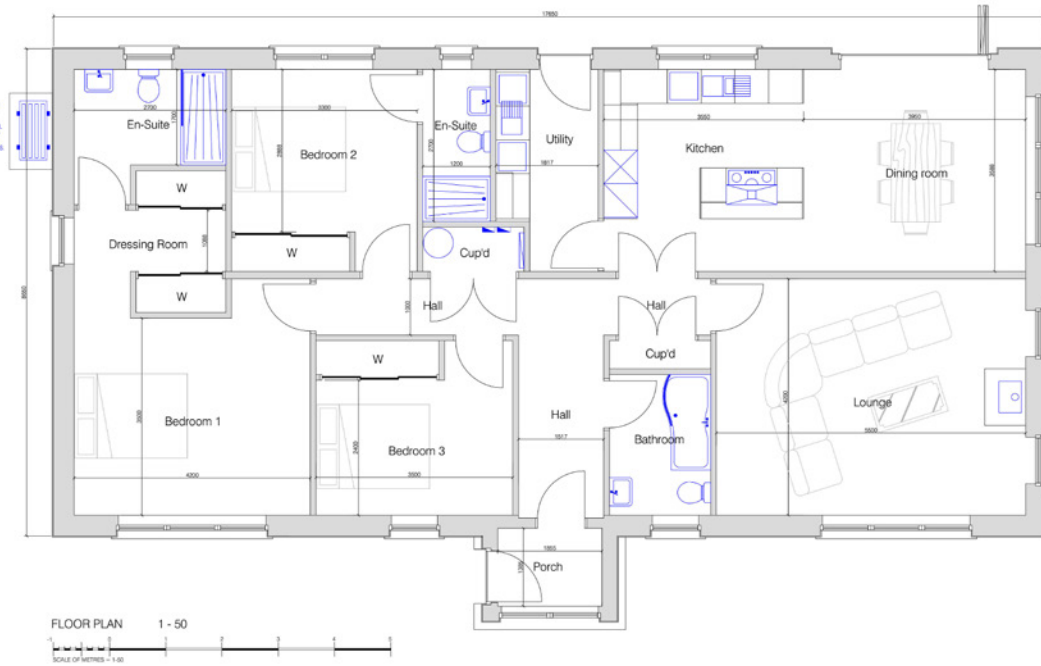
The finished property will offer an exceptionally spacious and versatile family home, showcasing the best of modern family living, with the benefit of 3 double bedrooms, two with ensuite facilities, a luxurious family bathroom, and a spacious bespoke dining kitchen with bifold doors to the rear garden and patio area. A spacious family lounge completes the accommodation.

A detached double garage will create ample space for secure parking and storage, with additional parking on the driveway and a generous plot for the discerning buyer to landscape their preferred garden.

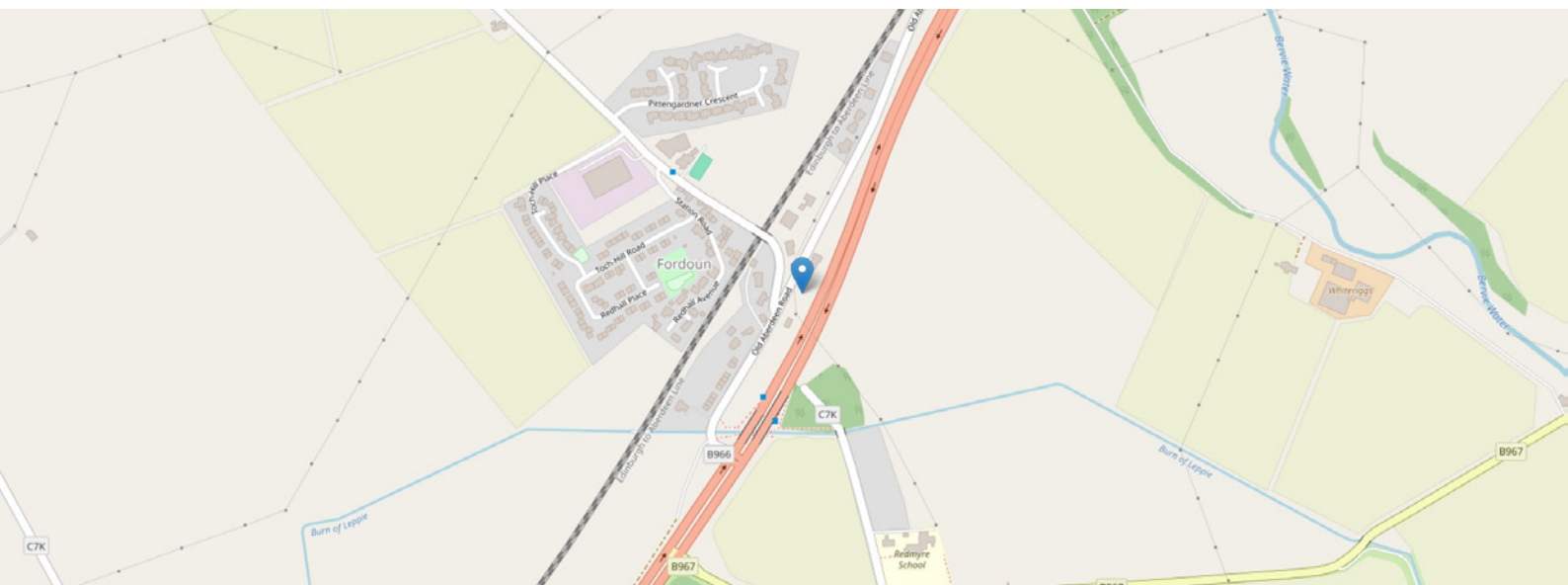
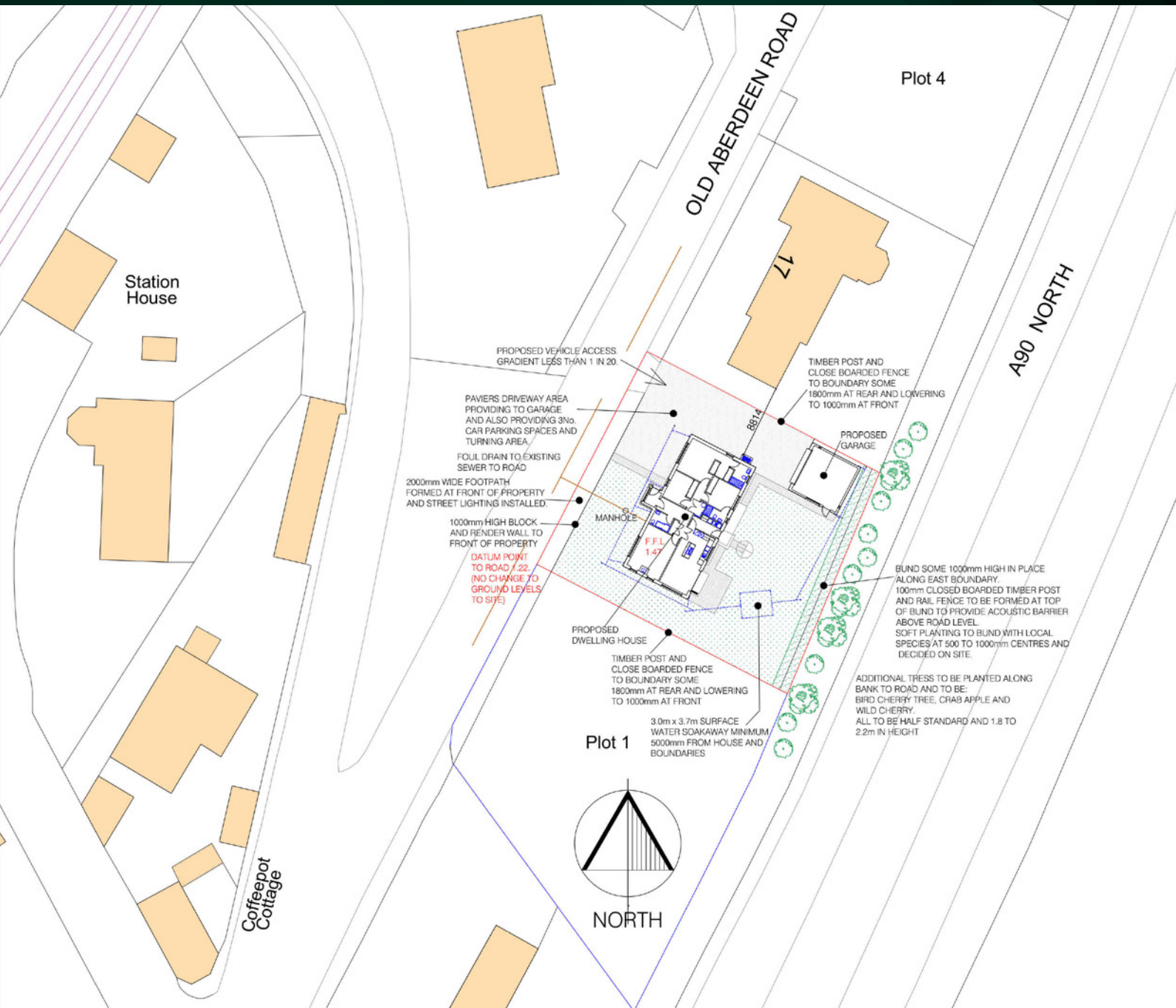
Full details and all relevant planning documentation can be found on the Aberdeenshire Council website by using the planning reference APP/2023/1695. The building warrant number is BW/2023/1893

**Buy plot 2 with full planning and services on site, and get plot 1 for free.
Plot 1 planning in principle was granted but has now lapsed.**

FLOOR PLAN & ELEVATIONS



SITE PLAN & MAP



THE LOCATION

From the direction of Aberdeen, travel south on the A90 dual carriageway, turning right as signposted for Fordoun. Follow Springbank Terrace around, which leads onto Old Aberdeen Road. The plot is on the right-hand side, indicated by our For Sale Boards and bordered by a commercial Harris-style fence.




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