

# The Dower Hotel, 52 High St

NEW ABERDOUR, AB43 6LE



*Unique development opportunity located in the stunning coastal village of New Aberdour, with full planning permission for a four-bedroom house*



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McEwan Fraser Legal is delighted to present to the market a unique development opportunity located in the stunning coastal village of New Aberdour.

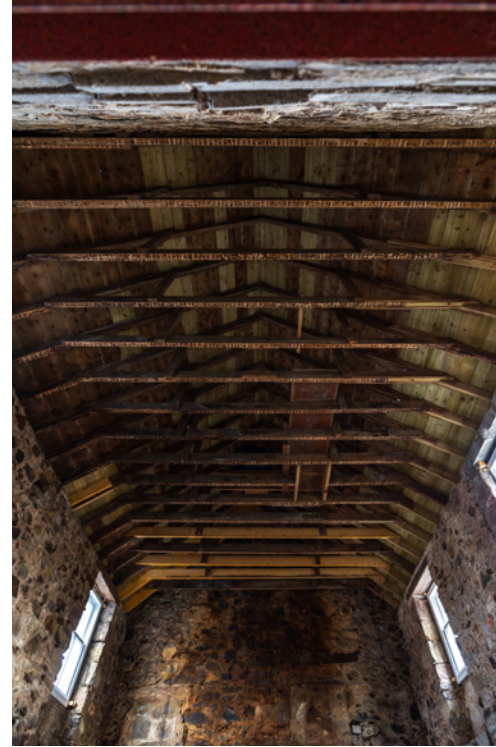
The former B-listed hotel is a 'work in progress' as the current owners have started major renovation works and due to personal circumstances have had to relocate mid-project, making this a perfect project for a small developer looking for a 'quick win'. Full planning permission (ref APP/2018/1816) and listed building consent (ref APP/2018/1817) were granted for a four-bedroom house. A building warrant has also been passed.

# INTERIOR



Having been derelict for 15 years until 2022, there was nothing of this fine old building's interior left to save. The current owners have made good the roof structure; completely re-slatted the roof; restored the chimneys; stripped the stone walls of their damp cement render and repaired and repointed them in breathable lime; and repaired – or renewed, to match – all the sash windows. This work has removed all the 'conservation risk' from this beautiful old building, leaving it wind and water tight, ready for a 'modern' eco house to be built within. In the course of works two unsympathetic 1970s extensions were removed, and the garden completely cleared.





The property would make an exciting development opportunity for a small builder, or indeed a fantastic family home once complete.

A full list of works completed to date by the current owner is available following a formal viewing appointment.

**Services** - Services on site  
**Tenure** - Freehold

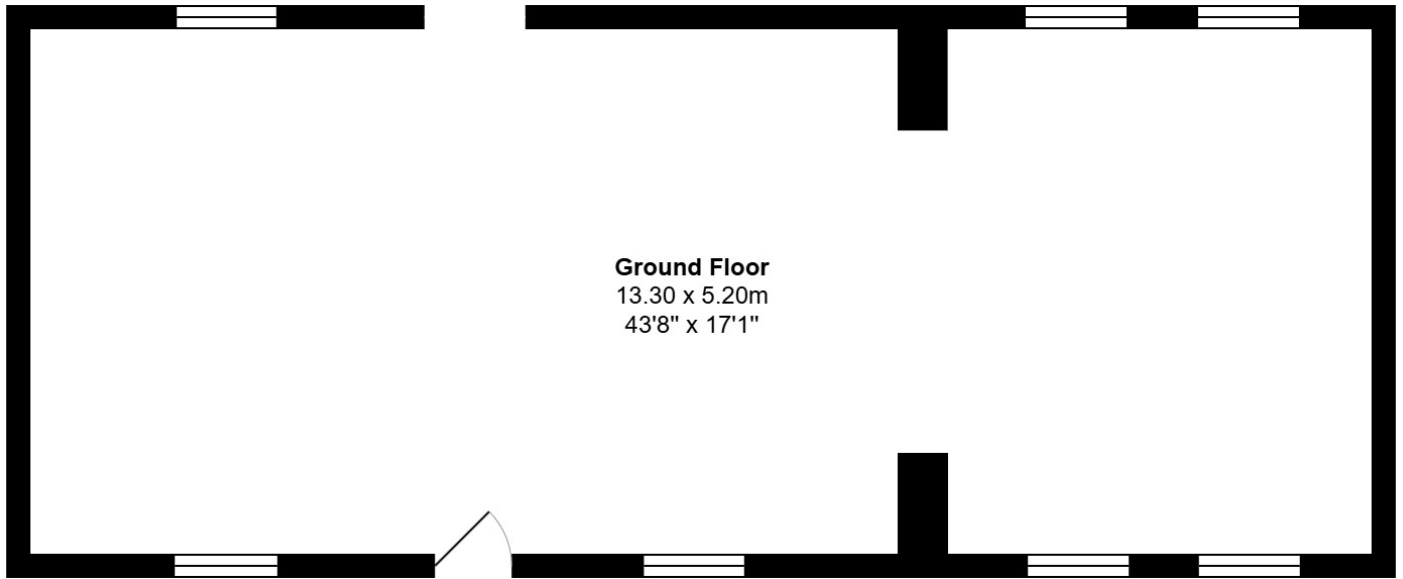


# EXTERIOR



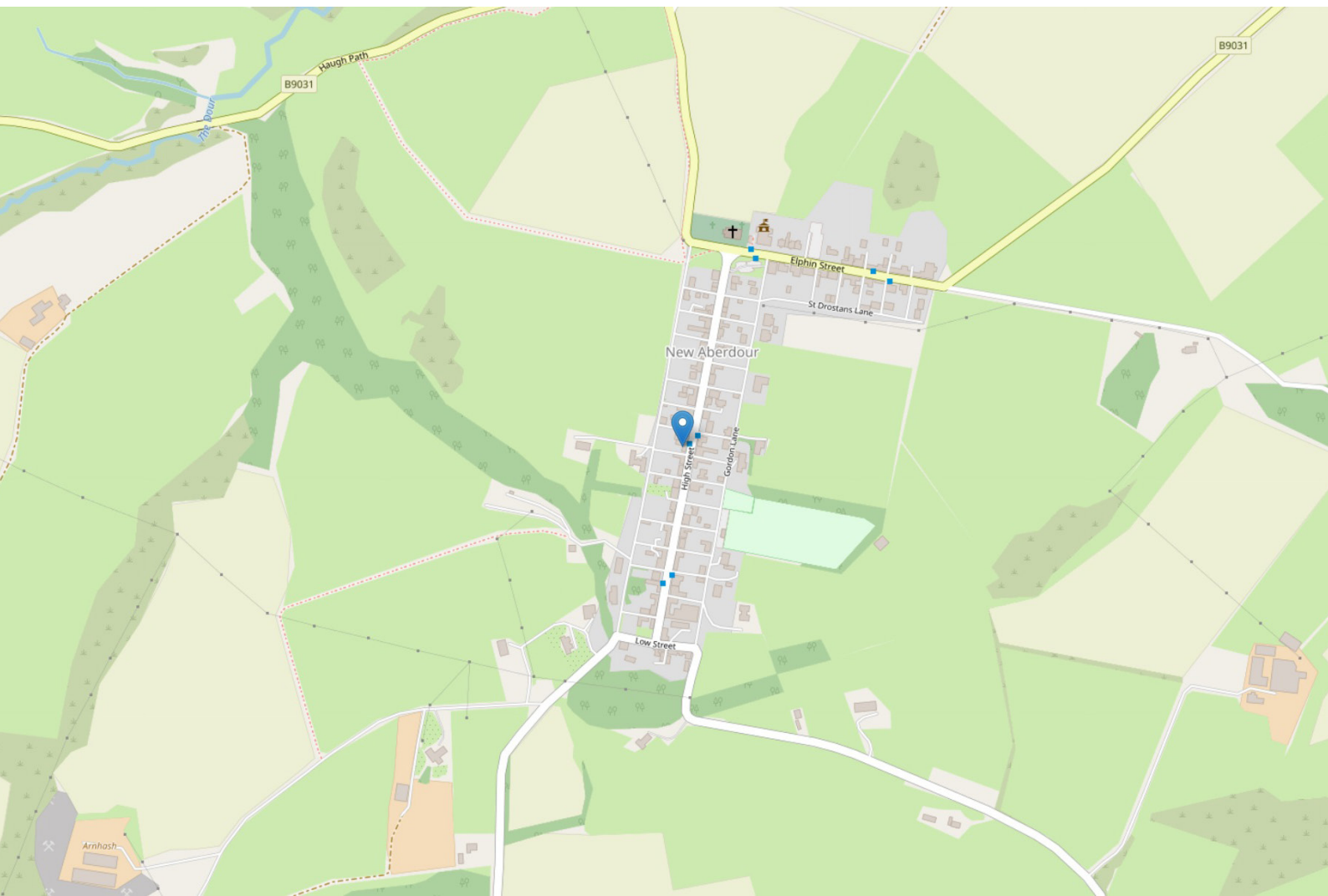


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>



# THE LOCATION

New Aberdour is a stunning coastal village located around 7 miles west of Fraserburgh within Aberdeenshire. The nearest village is Rosehearty, offering a primary school, library, post office, butchers, convenience store, and hotel & restaurant. New Aberdour offers various shops, businesses, and leisure facilities. Around half a mile from the village, you'll find New Aberdour Beach with stunning views out to the North Sea.



  
**McEwan Fraser Legal**

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