

PLOT AT COSY NEUK, THORNTON, GRANGE, KEITH, AB55 6SB

OFFERS OVER £39,950

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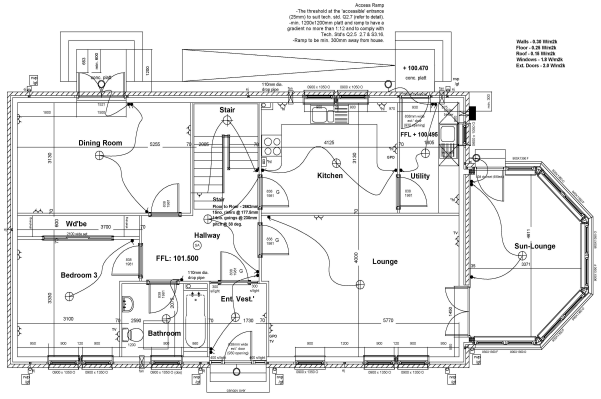
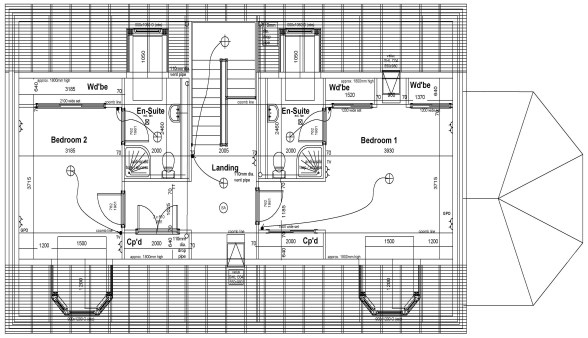
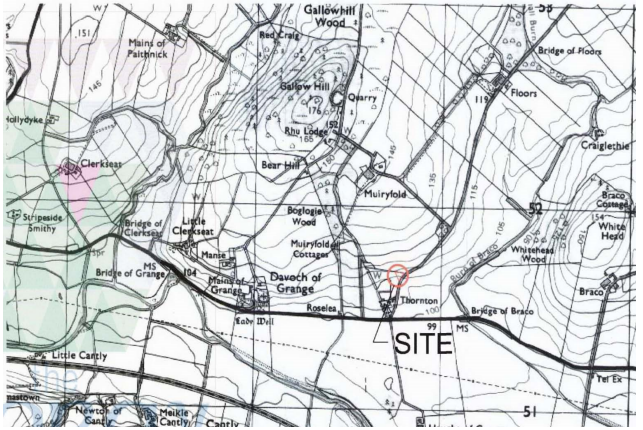




First Floor Plan 1:50



Plot at Cosy Neuk, Thornton, Grange, Keith, AB55 6SB

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- House site extending to approx. 0.49 acres with previous full planning permission which has now lapsed
- Set in peaceful location
- Lovely views over the surrounding countryside
- Services available close by
- Located only a short drive from Keith
- Good commuter base

Viewing go along to site or telephone Peterkins Solicitors on (01542) 882537

Description: We are delighted to offer for sale this sizeable house site at Cosy Neuk, Thornton, Grange, Keith. The plot measures at approximately 0.49 acres and is located in a peaceful and idyllic setting with lovely views over the surrounding countryside, only 3 miles from Keith. There was full planning permission granted in 2009, however, that has now lapsed. The full planning was for a 1 ½ storey dwllinghouse, 3 bedrooms with 2 en-suites bathrooms, lounge, kitchen, utility, dining room, family bathroom and standalone double garage. Although the planning permission dated 2009, has lapsed the seller is confident that Moray Council will renew the permission when applied for. The successful purchaser will lodge their own detailed application with the Council. A copy of the full planning permission is available on request or from Moray Council website with the planning reference 09/01158/FUL. The Seller has advised that they have formed the access road and access layby for the plot as was laid out in the planning permission. Early viewing is highly recommended.

Location: Plot at Cosy Neuk, Thornton, Grange is located approximately 3 miles from Keith. Primary schooling is available at Grange crossroads with secondary schooling available at Keith Grammar School. It is believed that school transport is provided. Keith the "Friendly Town" is situated some 50 miles equidistance from Aberdeen and Inverness which both have airports. The town has regular bus and rail services. There is a full range of commercial, recreational, sport, leisure and educational facilities in the town as well as a health centre, hospital and dental practices.

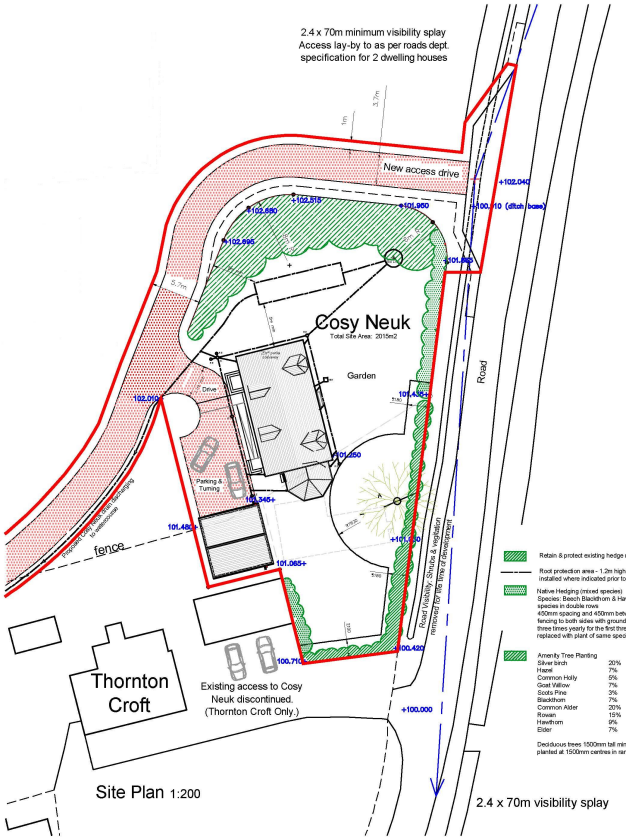
Directions: From Keith travel on the main A95 Banff Road, for approximately 3 miles. You will come to a turn off on the left hand side signposted Ednigight, travel along this road and the plot is located just after Thornton Croft on the left hand side and is clearly identified by a Peterkins For Sale Sign.

General: There is electricity on site, mains water and telephone are available nearby. Drainage will be private. Interested parties should make their own enquiries to satisfy themselves as to the cost of connecting to these supplies.

The property once completed will be extremely spacious throughout. The Floor plans are shown on the schedule as follows:-
Ground Floor: Entrance Vestibule, Lounge, Sun Lounge, Utility Room, Kitchen, Dining Room, Bedroom 3 and family Bathroom.

First Floor: Bedroom 1 with En-Suite and Bedroom 2 also with En-Suite.

Outside: Double garage with ample space for garden ground and off road parking.





Do you want the best mortgage for you?
A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01542 882537. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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Keith
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