



**SITE AT LOWER  
GLENHEAD, KEMNAY  
AB51 5PR**

**BUILDING SITE WITH  
PERMISSION FOR  
ERECTION OF HOUSE &  
TRIPLE GARAGE & AGRI-  
SHED/STABLES WITH  
APPROXIMATELY 1.25  
ACRES**

**OFFERS OVER  
£175,000  
INCLUDING PADDOCK**

**VIEWING GO ALONG TO  
SITE OR PETERKINS  
SOLICITORS (01467)  
672800**

An opportunity has arisen to acquire a building site with approximately 1.25 acres in a lovely scenic location with views over toward the Bennachie Range. Perfect situation for those looking to build a property in the countryside but easily commutable to Aberdeen and with Inverurie and Kemnay located close by.

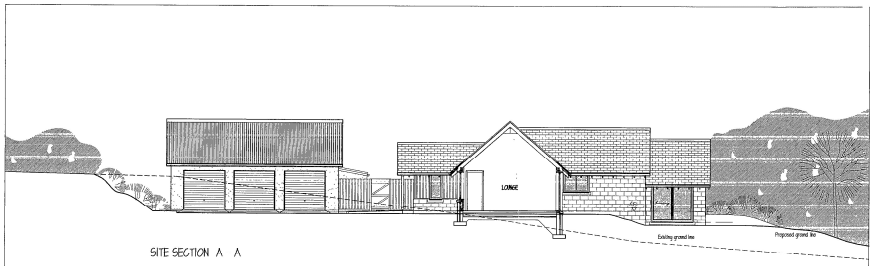
The beautiful countryside surrounding Lower Glenhead is in abundance and with leisure facilities such as golf at Kemnay Golf Course, there is a Bowling Green located in Kemnay and pursuits such as walking, cycling and horse riding can all be enjoyed nearby. The village is well served by many shops and amenities which include a convenience store, butcher and baker amongst others, post office and primary school. Secondary schooling is also available in Kemnay. For a larger range of shops, restaurants and supermarkets Inverurie is close-by and the train station is great for commuters.

Planning Permission has been granted for the erection of a dwellinghouse, triple garage and agri-shed/stables on the site under Ref No. APP/2012/2057. The Building Site extends to approximately 0.75 acres. There is also a paddock included with the Site which extends in total to approximately 1.25 acres.

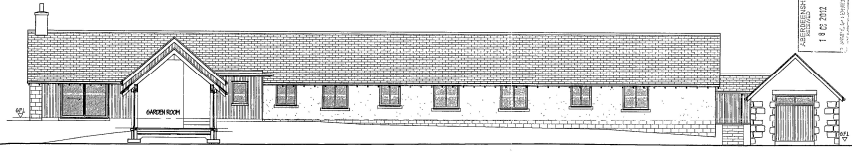
The site has a sunny south-facing aspect and is accessed along an existing private tarmac driveway. Electricity and mains water supply are immediately adjacent to the site. A septic tank will be required.

**DIRECTIONS :** Lower Glenhead is situated along the B993, 2.5 miles from the A96 Inverurie Roundabout and 1 mile from Kemnay. Heading towards Inverurie on the A96 take the first exit left at the "BP Stevensons" garage roundabout onto the B993. Travel approximately 2.5 miles along here and the site at Lower Glenhead is situated on the left hand side, clearly indicated by a Peterkins For Sale sign.

These particulars are believed to be correct but are not warranted and do not form part of any contract All measurements have been taken using a sonic tape measure and, therefore, may be subject to a small margin of error. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of 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. If there is mention of any alterations or extensions, these are subject to all necessary consents. It will be for any purchaser to make such enquiries and satisfy themselves on such matters. Please note the plans on page 3 and four may not be to scale.



SITE SECTION A-A



SITE SECTION B-B

**NOTES**  
 All building work to be in accordance with the Building Regulations (2002) and the Building Control Act (2002) and the Building Control Regulations (2002).  
 All work to be carried out in accordance with the Building Regulations (2002) and the Building Control Act (2002) and the Building Control Regulations (2002).  
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A Drawing issued: N0000  
 Date: 18/02/2012  
 For: MR & MRS T. MCKAY  
 Proposed Dwelling at Lower Glenead, Kesh, Co. Wick.  
 Proposed Section A-A



**Squire Associates**  
 Building Surveyors & Architects

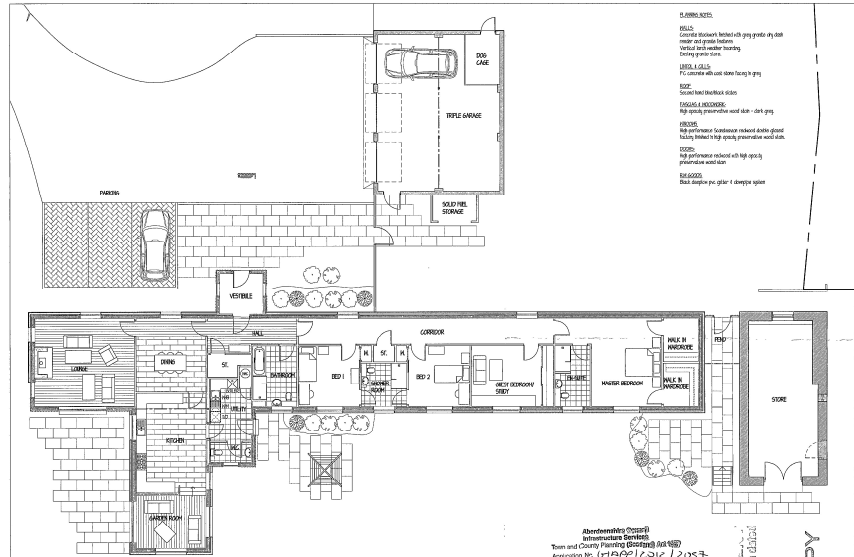
Abertownhill (2002)  
 Infrastructure Services  
 Town and County Planning (2002) Act 2002  
 Application No. 15/06/2012 / 2057

**APPROVED**  
 15-8-12  
 2012

FILE COPY

Drawn: TGG	Checked: JG
Date: 05/02	Issue No: 1
Rev: 01	Date: 05/02
Rev: 02	Date: 18/02/12
Rev: 03	Date: 18/02/12
Rev: 04	Date: 18/02/12
Rev: 05	Date: 18/02/12

UNP SCANNED



**GLASSING NOTES:**  
 0501: Glassing to be in accordance with the Building Regulations (2002) and the Building Control Act (2002) and the Building Control Regulations (2002).  
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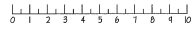
18 JUNE 2012  
 MR & MRS T. MCKAY  
 PROPOSED DWELLING AT LOWER GLENEAD, KESH, CO. WICK.  
 PROPOSED LAYOUT



**Squire Associates**  
 Building Surveyors & Architects

Abertownhill (2002)  
 Infrastructure Services  
 Town and County Planning (2002) Act 2002  
 Application No. 15/06/2012 / 2057

**APPROVED**  
 15-8-12  
 2012

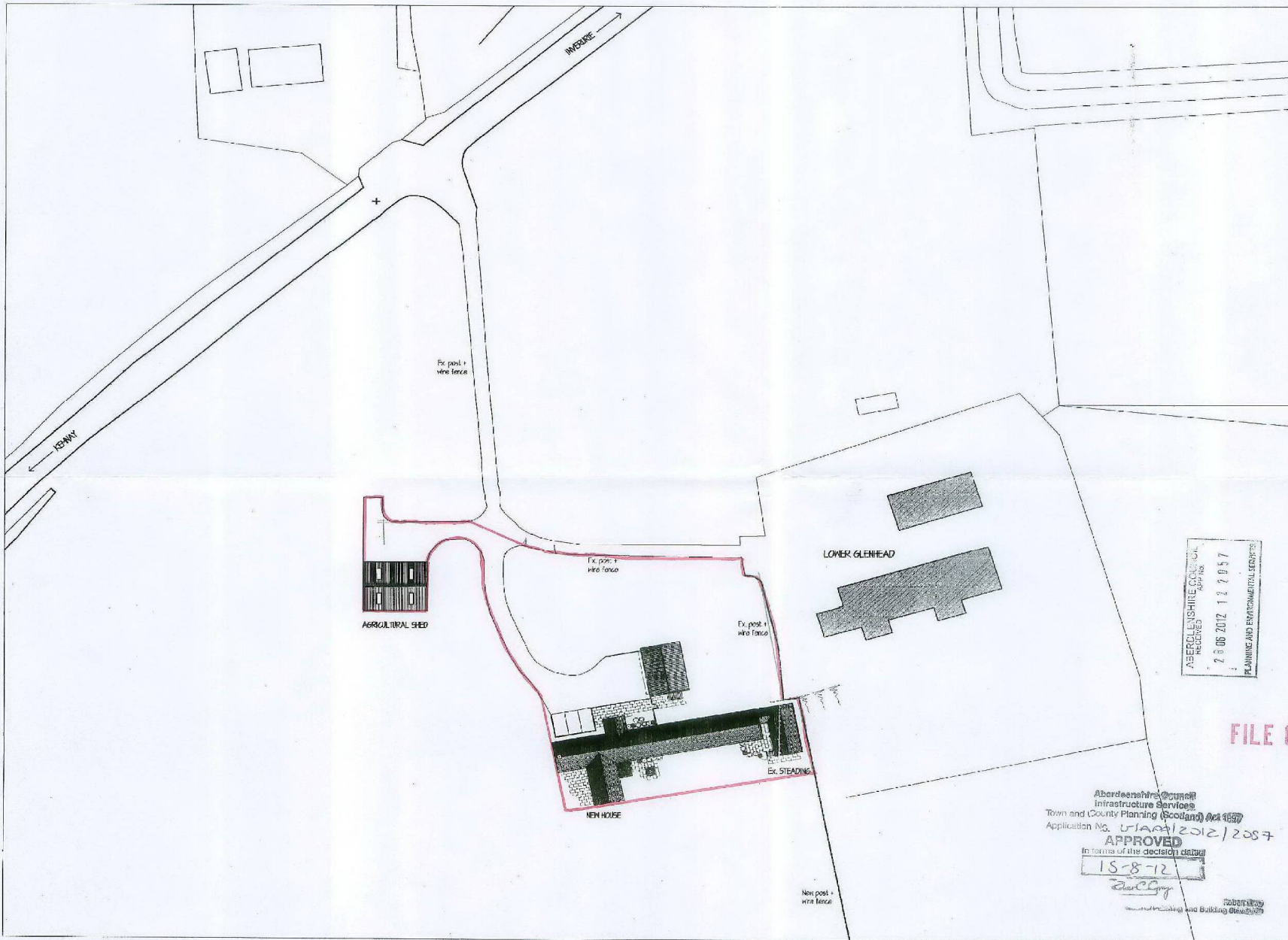


18 JUNE 2012  
 MR & MRS T. MCKAY  
 PROPOSED DWELLING AT LOWER GLENEAD, KESH, CO. WICK.  
 PROPOSED LAYOUT

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Rev: 04	Date: 18/02/12
Rev: 05	Date: 18/02/12

UNP SCANNED



**NOTES**  
 All building works to be in accordance with the Building Standards (Scotland) Regulations.  
 Do not scale from drawing.  
 Contractors to verify all dimensions before manufacture of components and commencement of work.  
 Any discrepancies to be reported to Squire Associates office.  
 All dimensions are tied to blockwork or framing unless acted otherwise.



C	Roof plan and notes added	25/06/12
B	Drawing updated	24/05/12
A	Drawing updated	04/05/12
ref	revision	date

Client  
 MR & MRS T. MCKAY

Job  
 PROPOSED DWELLING AT LOWER GLENHEAD, KEMNAY

Title  
 SITE LAYOUT

ABERDEENSHIRE COUNCIL  
 RECEIVED  
 28 06 2012 12 20 57  
 PLANNING AND ENVIRONMENTAL SERVICES

FILE COPY



Aberdeenshire Council  
 Infrastructure Services  
 Town and County Planning (Scotland) Act 1987  
 Application No. **U1001/2012/2087**  
**APPROVED**  
 In terms of the decision dated  
**15-8-12**  
*Barry*  
 Planning and Building Services

**Squire Associates**  
 49 CLIFTON ROAD, ABERDEEN AB24 4EP  
 Tel No. 01224 897611 Fax No. 01224 468480  
 E-mail: info@squireassociates.co.uk  
**BUILDING SURVEYORS & ARCHITECTS**

scale	1:500	drawn by	
date	05 JAN 12		
job no.	6065	desg. no.	SITE C

UNP SCANNED UNP SCANNED