

MAINS OF ARTAMFORD STEADING
MAUD, PETERHEAD,



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Potential development opportunity of a traditional steading in around 1.2 acres and in a popular area of Aberdeenshire.

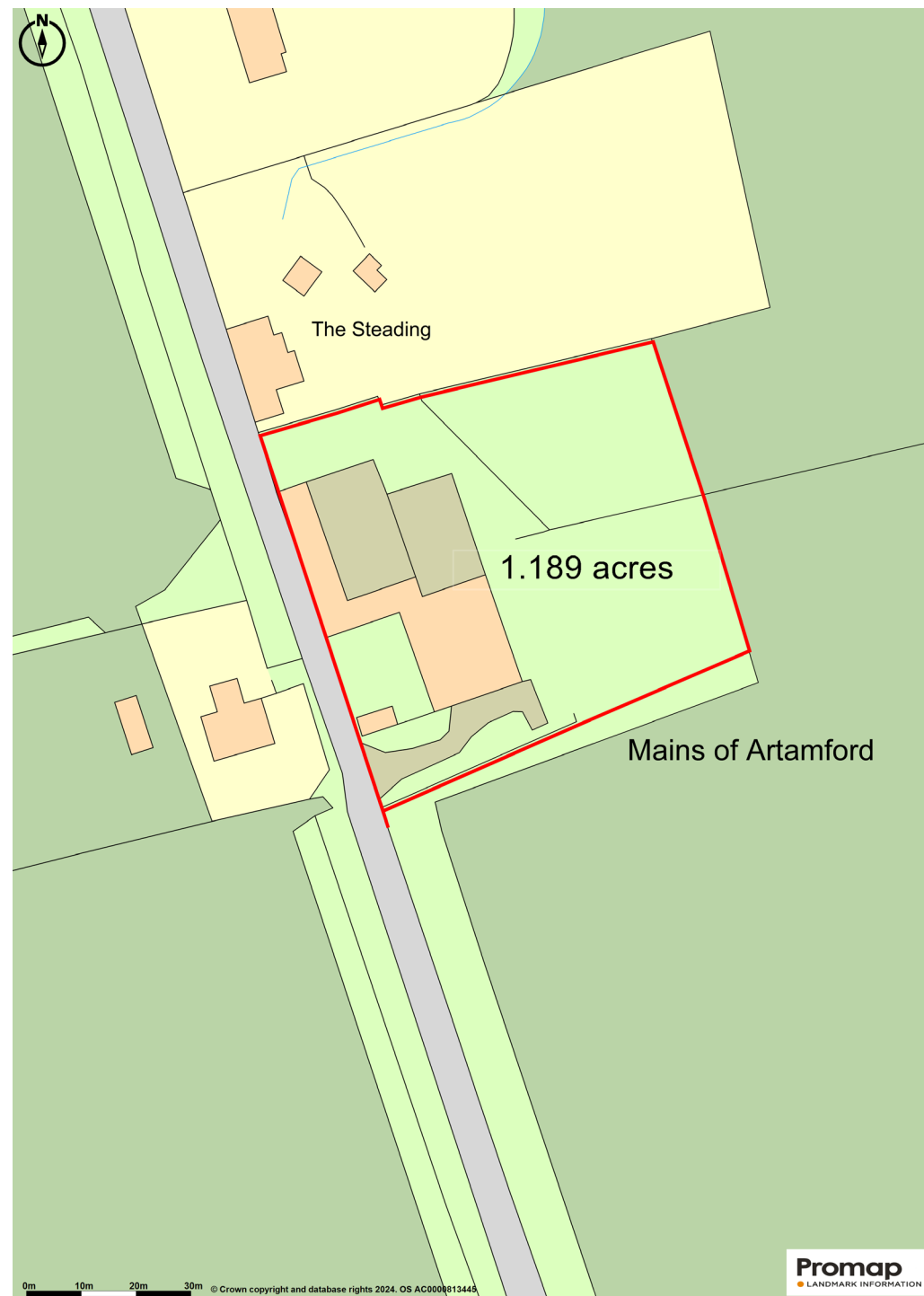
Maud 1.5 miles ■ Peterhead 15 miles ■ Aberdeen City 30 miles

- Potential development opportunity
- Previous planning for 3 dwellings
- Mains water & electricity
- Popular Aberdeenshire location
- Around 1.2 acres in total

Galbraith

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 OnTheMarket



SITUATION

The village of Maud, only 1.5 miles away, is in the heart of the Buchan countryside. The village offers a range of local shops and amenities which includes hairdressers, health centre with gym facilities, coffee shop and garage. There are bus services to Peterhead and Aberdeen, and nearby is Mintlaw with the renowned Aden Country Park including scenic woodland walks, heritage centre and restaurant. Schooling is provided in the village by Maud Primary School and secondary education is provided at Mintlaw Academy. Aberdeen is some 30 miles and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

DESCRIPTION

On the outskirts of the popular village of Maud, we offer for sale this potential development opportunity. Formerly a traditional stone steading building now is disrepair, sitting in around 1.2 acres and located amongst the beautiful Aberdeenshire countryside. Full planning permission was granted in 2017 for conversion of the steading building into 3 dwellinghouses and a business unit. This has since lapsed, however the site offers great potential with new planning for either multiple homes, like previous planning, or even a single home being likely. All subject to the necessary planning process and approval.

PLANNING PERMISSION

Historically full planning permission was granted in December 2017 for change of use of the steading to form 3 dwellinghouses and one business unit. This planning permission has since expired. It's thought likely that planning could be granted again in the future, however it's the responsibility of any potential buyer to investigate this further with Aberdeenshire Council planning department.

SERVICES

We have been informed that there is mains water and mains electricity on the site. It is the responsibility of any potential buyer to investigate the services further and the capacities thereof.

DIRECTIONS

Leave the village of Maud heading west on the B9029 passing Strachans Garage. Continue for about 1 miles and turn right as indicated by our for sale sign. Continue up the hiss and Mains of Artamford Steading is on the right hand side.

POST CODE

AB42 4PA

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: [///squares.kinks.myths](https://squares.kinks.myths)



VIEWINGS

The steading building is a redundant agricultural building. The buildings are in a derelict condition and therefore unsafe. Should interested parties attend the site and enter the steading unaccompanied and/or without prior appointment then they do so at their own risk and safety precautions should be taken.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.