

PLOT AT CLACKRIACH

MAUD, PETERHEAD, ABERDEENSHIRE



Galbraith

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Building plot with stunning views over the surrounding countryside.

Maud 0.3 miles Mintlaw 5.5 miles Peterhead 14 miles

Generous building plot with lapsed planning

Close to local amenities

Attractive countryside views

Around 0.43 of an acre

Services close by including water supply



Galbraith

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 OnTheMarket

SITUATION

The plot sits in the heart of the Buchan countryside, an idyllic rural setting on the outskirts of the village of Maud. The village offers a range of local shops primary school, community activities and various amenities. There are bus services to Mintlaw, Peterhead and Aberdeen. Mintlaw approximately 5.5 miles to the east and can be reached by a 10 minute car journey and offers a larger choice of amenities including the renowned Aden Country Park with its scenic woodland walks, heritage centre and restaurant. The village has a primary school with secondary education being catered for at Mintlaw Academy. Peterhead is only 14 miles and again offers a wealth of amenities.

DESCRIPTION

With delightful panoramic views of the surrounding countryside, this house site extends to around 0.43 of an acre. The plot is access from the road side, with three boundaries to the adjacent fields.

PLANNING

APP/2008/1098

SERVICES

We understand electricity is close by and its the responsibility of any purchaser to investigate. The purchaser will be given access to a private shared water supply.

DIRECTIONS

From the village of Maud, Head south-east on Morrison Ct towards Victoria Rd/B9106 Turn left onto Victoria Rd/B9106 0.1 mi Turn right onto Station Rd/B9106 0.1 mi Turn left onto Deer Rd E/ B9029v0.1 mi Turn right onto Bank Rd. Destination will be on the right hand side.

POST CODE

AB42 5NU

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: conspired.fame.alcove

VIEWINGS

Strictly by appointment with the Selling Agents.



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

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. 8. Photographs taken in September 2023

