



# MILL OF KINCARDINE DEVELOPMENT

LAURENCEKIRK

**Galbraith**



# MILL OF KINCARDINE DEVELOPMENT, LAURENCEKIRK

Impressive development opportunity of 3 generous sites with planning permission, in the beautiful Howe of the Mearns.

Fettercairn 3 miles ■ Laurencekirk 6 miles ■ Aberdeen AWPR 16 miles

- Three generous sites in total
- New build house opportunity
- Steading conversion opportunity
- Services close by
- Beautiful countryside location
- For sale individually or together

## Galbraith

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### Plot 3

An opportunity to develop an impressive traditional steading into a dwelling within a plot measuring approx. 2571sqm, or 0.63 of an acre. Detailed planning permission has been granted by Aberdeenshire Council under Planning Permission Reference APP/2014/2263 for the creation of two semi-detached dwellings, however we believe the site and steading lends themselves well for conversion into one large dwelling, subject to the necessary planning permission. Please note the condition of the steadings may have deteriorated since the photos were taken. Please contact the agent for more up to date photographs and information.

### SERVICES

Telephone, mains water and electricity connections are close by and drainage is to be in the form of individual septic tanks and soakaways.

It's the responsibility of interested parties to investigate the availability and cost of utility services to the individual site and capacities thereof. We understand there is mains water and electricity in the near vicinity.

### DIRECTIONS

Take the B9120 from Laurencekirk towards Fettercairn and just before entering the village, turn right onto the B966. After approximately 1 mile take a left turning signposted towards the Cairn O'Mount/Banchory. As the road bends to the left, the entrance to Mill of Kincardine is at found on the right.

### POST CODE

AB30 1HA

### SITUATION

Sat at the foot of the Cairn O' Mount, the high Mountain pass across to Banchory in Royal Deeside, the Mill of Kincardine developments have a charming location a few miles from the desirable village of Fettercairn. Laurencekirk is also only 6 miles away and offers local village amenities together with a regular railway service to the North & South. Local primary and secondary schooling at Mearns Academy are in Laurencekirk. The location allows for excellent links to the north and south via the A90 dual carriageway, lying a couple of miles away.

### DESCRIPTION

Mill of Kincardine is an attractive development opportunity with three generous sites. Of the three sites, two have permission for the erection of new houses and the third site for the redevelopment of an impressive traditional steading. Each plot is self-contained with private parking and garden ground.

### Plot 1

A total area of 1350sqm, with planning permission in principle, for the erection of a four bedroom dwelling house including change of use from agricultural land to garden ground. Planning Permission Reference APP/2017/2528 granted by Aberdeenshire Council.

### Plot 2

A plot of 1249sqm, in total, with planning permission in principle for a 4 bedroom dwelling house including change of use from agricultural land to garden ground. Planning Permission Reference APP/2014/2262 and APP/2017/2528 granted by Aberdeenshire Council.



### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:  
///rods.afflict.snoozing

### VIEWINGS

The steading building is a redundant agricultural building. The buildings are in a derelict condition and therefore unsafe and not suitable for internal inspection. 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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

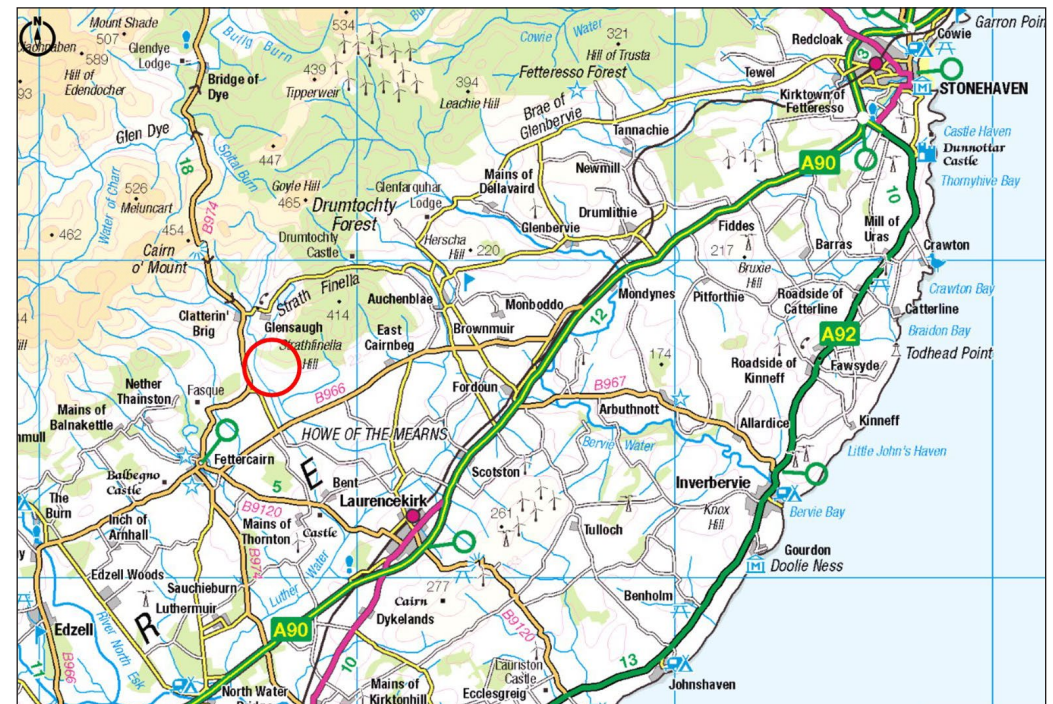
Failure to provide this information may result in an offer not being considered.

### MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com

### 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, together with proof of funding and Identification. 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. Photographs taken in February 2021.





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