FOR SALE

DEVELOPMENT SITE IN STONEHAVEN

GRAHAM SIBBALD



Land At Auquorthies Steading, Stonehaven, AB39 3RJ

- Scenic Location near Stonehaven with panoramic views
- Historic planning application for 3 dwellinghouses
- Excellent connectivity with direct access to the A92
- Site extends approx. 1.58 acres (0.64 ha)





LOCATION

Located approximately 3 miles north of Stonehaven, the site benefits from excellent connectivity via the A92, providing direct access to both Aberdeen and Dundee. Stonehaven, situated just a short drive to the south, is a popular seaside town with a population of around 12,000 and offers a wide range of amenities including shops, cafés, restaurants, guest accommodation and a well-known beachfront. Aberdeen City Centre, located approximately 12 miles to the north, provides access to the full range of commercial, leisure and transport facilities associated with Scotland's third-largest city. The site also benefits from its proximity to the iconic Dunnottar Castle, one of the region's most celebrated historic landmarks.

Exact location via What Three Words - ///noble.full.duos

DESCRIPTION

The site provides a rare redevelopment opportunity extending to a former farm steading at Auquorthies, near Stonehaven. The site comprises a collection of agricultural buildings within an established rural setting, enjoying convenient access to major road networks, offering an attractive countryside location with open views and connectivity to Stonehaven and Aberdeen.

The site extends to 1.58 acres (0.64 ha) or thereby.

PLANNING

The site is considered a prime location for a residential development scheme considered, subject to obtaining the necessary planning consents.

Historic planning information is available for the erection of 3 dwellinghouses on the Council's planning portal under Ref APP/2024/1278



Panoramic views to Stonehaven and Beyond

Indicative Site & Layout Plans



① PROPOSED SITE PLAN
1:500



PROPOSED FRONT ELEVATION (SOUTH)



PROPOSED REAR ELEVATION (NORTH)

SCALE BAR 1:100

0 2 5 10 20



PROPOSED FIRST FLOOR PLAN

SCALE BAR 1:50

0 1 2.5 5 7.5



PROPOSED GROUND FLOOR PLAN

SCALE BAR 1:50

0 1 2.5 5 7.5



PRICE

Offers invited.

TENURE

Heritable Interest (Scottish equivalent of English Freehold)

VAT

All figures quoted are exclusive of VAT which may be applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs with the purchaser liable for LBTT and registration dues in the normal manner

To arrange a viewing please contact:



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