FOR SALE
DEVELOPMENT LAND

GRAHAM SIBBALD



Zone 1
Fasque House Estate
Fettercairn
AB30 1DN

- Unique Development Opportunity
- Mature Historic Landscape
- Total Site extends to 16.12 acres / 6.5 hectares or thereby
- Planning Consent in Place for Residential Development

LOCATION
The Fasque House Estate is located north-west of Laurencekirk off the B974 Cairn a Mount Road, approximately 1 mile from Fettercairn.

The subjects lie within the Policies of Fasque House and Fasque lies approximately six miles from Laurencekirk within the southern area of Aberdeenshire, approximately equidistant between Aberdeen to the north and Dundee to the south.

Fasque lies on the western flank of the fertile Mearns area at the foot of the Cairn Na Mount, which is one of the links across the hills to the rear of the site connecting in with Deeside to the north.

The property benefits from its close proximity to Laurencekirk, which has a national rail link and to the A90 Aberdeen-Dundee trunk road. With the recent opening of the Aberdeen Western Peripheral Route, links to the west and north of Aberdeen have been significantly improved, notably the accessibility to Aberdeen Airport and the industrial areas to the north and north-west of the city. The undernoted are key distances and estimated travel times.

Aberdeen - 35 miles / 45 minutes
Dundee - 37 miles / 45 minutes
Edinburgh - 100 miles / 2 hours

Fasque House is located approximately six miles from Laurencekirk, approximately 35 miles south of Aberdeen and 37 miles north of Dundee. The original Fasque House has been refurbished and is used as a wedding and corporate venue and occupies attractive, mature and well-maintained policies. For the avoidance of doubt, Fasque House does not form part of the sale.

DESCRIPTION
The subjects comprise the balance of the policies which lie predominantly to the north and west of the site around the margins resulting in minimal impact on the primary building, Fasque House.

- **Zone 1** — extending to 6.5 hectares / 16.12 acres or thereby comprising 30 N° market house plots and 4 N° social affordable unit plots.

PLANNING
The subjects benefit from detailed Planning Consent which has been implemented. The Planning details can be found on the Aberdeenshire Council website under Application Numbers—

APP/2016/3282 & 3284
APP/2015/0744 & 0743

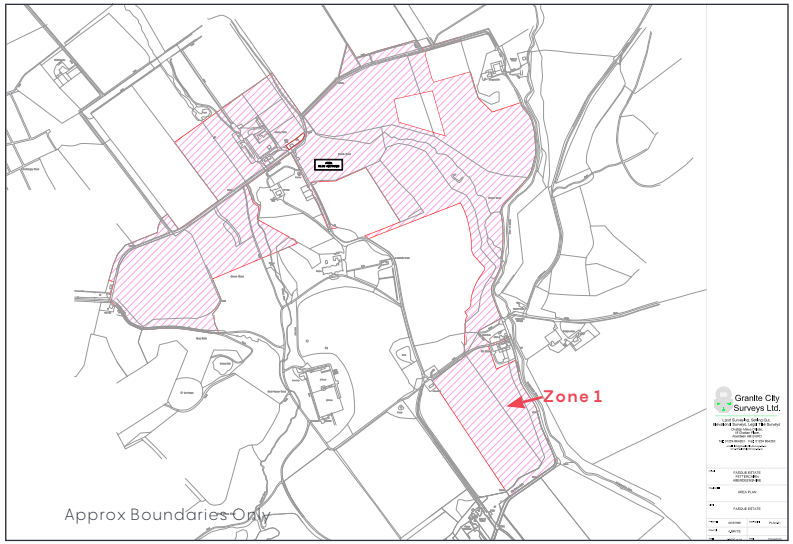
VAT
All prices, rents and premiums quoted are exclusive of VAT that may be applicable.

ENTRY
Immediately upon completion of legal formalities.

LEGAL COSTS
Each party will bear their own legal costs incurred in this transaction. Purchaser responsible for any land and building transaction tax, LBTT, and registration dues as appropriate.

VIEWING AND OFFERS
By prior arrangement with the Sole Selling Agent to which all formal offers should be submitted.

OFFERS
Offers in the region of £650,000 invited. The seller may consider a form of partnership to undertake the development with further details available from the Sole Selling Agent.





To arrange a viewing please contact:



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