



SEAFIELD ESTATE

Cullen 1.0 Miles

Portsoy 4.3 Miles
(Distances Approximate)

Banff 12.5 Miles

**CRANNOCH COTTAGE
&
TWO BUILDING PLOTS
CULLEN, MORAY AB56 4SS**



Lot 3 Crannoch Cottage



Lot 1 Crannoch



Lot 2 Crannoch

LOT 1 BUILDING PLOT 1 0.146 ha (0.36 acre) OFFERS OVER £70,000

LOT 2 BUILDING PLOT 2 0.138 ha (0.34 acre) OFFERS OVER £70,000

LOT 3 CRANNOCH COTTAGE OFFERS OVER £65,000

Seafield Estate Office
Cullen, Buckie, Banffshire. AB56 4UW
Telephone 01542 840777 Fax 01542 841413

SITUATION

The plots and nearby cottage enjoy an attractive rural location with open outlook South and East across farm and woodland. Crannoch Hill lies immediately to the North and is a popular woodland with footpaths linking into Cullen village and across towards the coast.

LOCATION

The property is located 1 mile East of Cullen just off the A98, within Moray, but close to the boundary with Aberdeenshire. The nearby village of Cullen offers a Primary School and a range of shops and facilities. The larger towns of Buckie, Elgin and Banff are within a 30 minutes car journey.

DESCRIPTION**LOTS 1 & 2**

Planning Permission in Principle for the erection of a single house and garage on each plot was obtained in September 2013. Refs 13/01238/PPP and 13/01239/PPP. A subsequent planning consent was obtained in December 2013 to allow the formation of a new access road. The access road has since been constructed to the plots.

The planning consents are available upon request and are subject to a number of conditions including the following:

Submission of detailed drawings for Council approval including the extent, type and finish of all external materials
Submission of landscaping proposals and car parking arrangements

The houses to be approved shall be single storey with a maximum height from ground to ridge of 6.5m and finished in natural slate.

Further conditions are attached to the Plot 2 consent only, concerning the removal of waste materials and asbestos current (used in the construction of sheds since removed). These materials have now been removed from Plot 2 in accordance with the conditions.

The plots offer a rare opportunity to build two houses in a very attractive location.

SERVICES

Mains water, gas and electricity are nearby and all necessary servitudes will be granted to allow connection. Drainage will be by means of a septic tank to be installed by the purchasers.

FENCING

The purchasers will be responsible for erecting and maintaining satisfactory boundary fences or walls.

ACCESS

The new access track from the A98 will remain within the ownership of the seller and will be maintained on a shared basis according to use.

LOT 3 CRANNOCH COTTAGE

The cottage was last occupied at the end of 2010. It requires extensive repair and upgrading but has the potential to form an attractive house following restoration works.

The property is a single storey stone and slate cottage with extensions of harled brick and slate.

ACCOMMODATION

Back door leading to Rear Hall with doors off to Kitchen, Bathroom and Living Room

Kitchen – 3.5m x 2.5m

Selection of fitted base and wall units and stainless steel sink and drainer, windows to East and West.

Bathroom – 1.7m x 2.0m

Bath, wash hand basin and WC with electric shower over bath. Radiator

Living room – 3.45 m x 3.6m

Window with secondary glazing, cupboard containing hot water cylinder, cupboard containing Wallstar oil fired boiler. Radiator. Doors off to Bedroom 1 and Front Hall

Front Hall 2.4 x 1.0m

Front door, laminate flooring, radiator

Bedroom 1 – 3.5m x 4.1m

Two windows with secondary glazing. Built-in wardrobe and shelving unit. Radiator

Bedroom 2 – 2.5m x 2.3m

Window with secondary glazing. Laminate flooring. Radiator

Bedroom 3 – 3.5m x 2.8m

Window with secondary glazing. Radiator

EXTERNAL

There is a timber shed split into two compartments with a corrugated iron roof

The garden area is in need of attention but has the potential to be most attractive.

Lean to greenhouse

Oil tank

SERVICES

The cottage is connected to the main water and electricity supply. Drainage is to a septic tank. Mains gas runs nearby.

FENCING

The purchasers will be responsible for erecting and maintaining satisfactory boundary fences or walls.

These particulars do not constitute any part of an offer or a contract. All statements are made in good faith. Intending purchasers must satisfy themselves by inspection or otherwise as to the contents of these particulars.

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ACCESS

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COUNCIL TAX

The cottage is registered as Band B

LOCAL AUTHORITY

Moray Council, Council Office, High Street, Elgin, IV30 1BX

HOME REPORT

A Home Report for the cottage is available. A link to a website will be provided upon request.

VIEWING & FURTHER INFORMATION

Please contact Seafeld Estate Office, Cullen. (Tel 01542 840777).

ENTRY

By mutual agreement.

PRICE

LOT 1 OFFERS OVER £70,000

LOT 2 OFFERS OVER £70,000

LOT 3 OFFERS OVER £65,000

CLOSING DATE

A closing date by which offers must be submitted will probably be fixed. Anyone who has informed the Estate Office in writing that they intend to make an offer will be sent a letter informing them of a closing date. Offers should be submitted in formal Scottish Legal Form.

CONDITIONS OF SALE

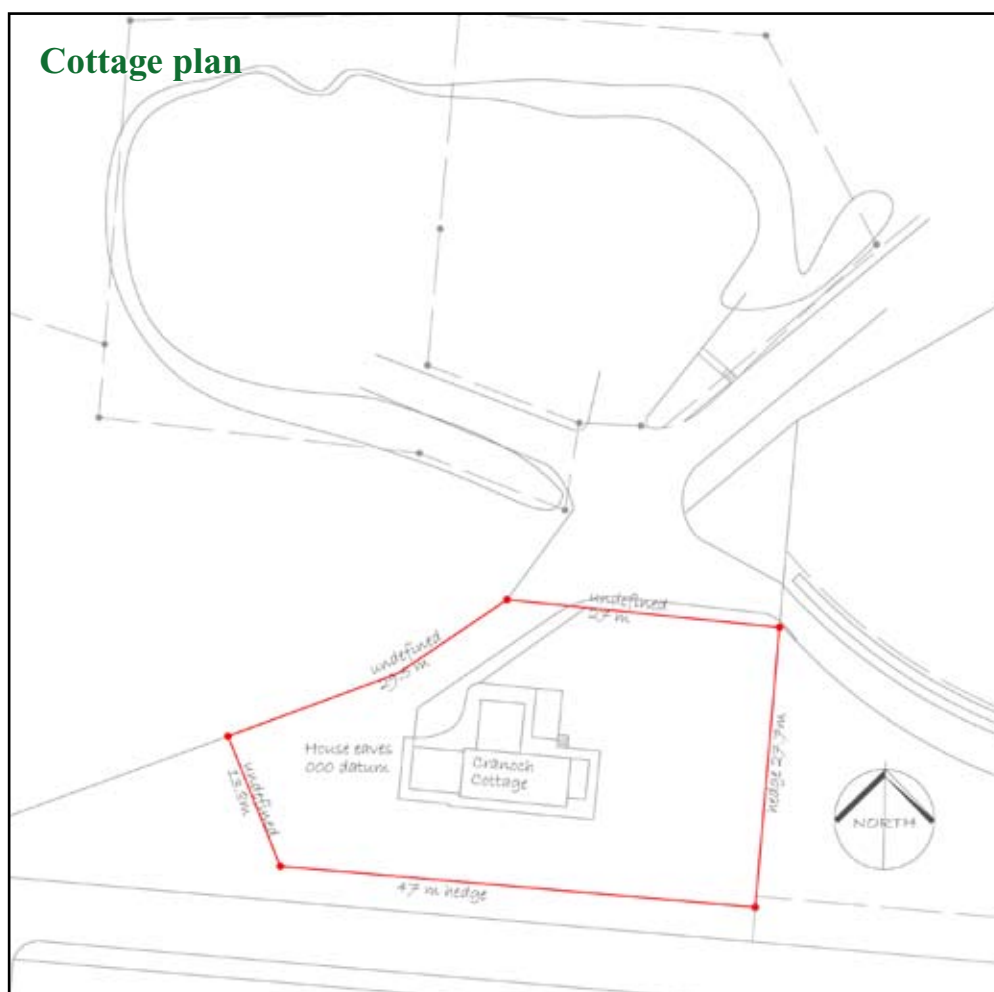
A Disposition will be granted on the basis of the Estate's normal conditions. (Further details from Seafeld Estate Office).

IMPORTANT NOTICE

These particulars are for guidance only.

Prospective purchasers will require to satisfy themselves on all aspects of planning, building approval and on services available.

Photographs show only certain parts of the property. Any areas, measurements or distances are approximate only.

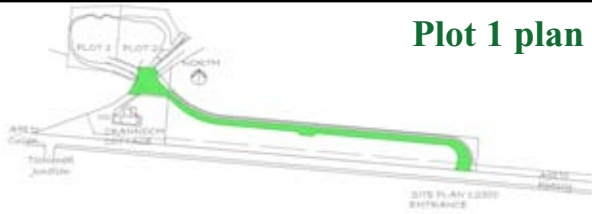


June 2014

Statements contained herein while believed to be correct are not guaranteed. The correctness of each of the statements contained in these particulars.



Plot 1 plan



Plot 2 plan

