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Development Sites of 2 Plots and Business Unit  
Millbrex, Fyvie  
Aberdeenshire, AB53 8NB

**OFFERS OVER :£149,000**

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the information contained within these these particulars should not be relied upon as statements or a representation of fact

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VIEWING: by visiting the site

#### GENERAL DESCRIPTION

We are delighted to offer for sale this excellent development site in the popular Fyvie area of Aberdeenshire.

The site has full planning permission and building warrant for:

One four bedroomed two storey Dwellinghouse with Business unit. The Dwellinghouse has a total Ground floor area of 155.76 Square metres. Included in this total is Garage space of 24.12 square metres. The Business Unit has a total floor area of 40.82 square metres.

One four bedroomed Dwellinghouse which has a total floor area of 225.48 square metres. Included in this total is Garage space of 18.77 square metres.

Both are designed for high spec and come with large areas of ground.

The water piping has been laid from the mains connection on the closest adjacent road over the neighbouring fields and onto the site. The electricity is taken from a pole on the site and the telephone cabling has also been taken towards site. Any purchaser would have to deal with the connection of the water, electricity and telephone to the actual plots.

The property enjoys great views all around including a good view of Millbrex Church.

The price is offers over £149,000 and viewing is by visiting the site.

Planning Application can be viewed on the Aberdeenshire Council Website  
[www.aberdeenshire.gov.uk/planning/](http://www.aberdeenshire.gov.uk/planning/) using Planning Application number App/2006/4598



view 1



view 2



view 3



view 4