



Nether Tocher

Meikle Wartle, Inverurie, AB51 5BT

bellingram.co.uk



Nether Tocher, Meikle Wartle, Inverurie, Aberdeenshire, AB51 5BT

- Two development sites set in 3 acres (1.25 hectares) Land.
- Planning permission in principle for a New Build House and Steading Conversion

Inverurie 10 miles, Huntly 14 miles, Aberdeen 25 miles.

Description

Meikle Wartle is a small rural village in Aberdeenshire, Local facilities include a village hall, a garage and general store, a B&B and a public house. The plots are situated approximately three miles north of the village with panoramic views over the neighbouring farmland and hills.

Nether Tocher benefits from planning permission in principle for two dwellinghouses. The plots offer the opportunity to create two spacious family homes with sufficient grounds to provide a high degree of privacy.

Services

Water Supply – Private
Septic Tank and Soakaways to be installed by purchaser
Electricity Supply on site
Existing shared access

Planning Permission

Planning permission in principle APP/2016/0864 was granted by Aberdeenshire Council on 05 December 2018 for the conversion of the steading to form a dwellinghouse at Site A.

Planning permission in principle APP/2016/0860 was granted by Aberdeenshire Council on 05 December 2018 for the demolition of farm building and erection of dwellinghouse at Site B.

Third Party Rights

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 others, and purchasers will be deemed to have satisfied themselves in all respects thereof.

Entry

The land and steading are for sale with vacant possession. Entry by agreement.

Viewing

Bell Ingram Aberdeen
2 Albert Street, Aberdeen, AB25 1XQ
aberdeen@bellingham.co.uk
01224 621 300

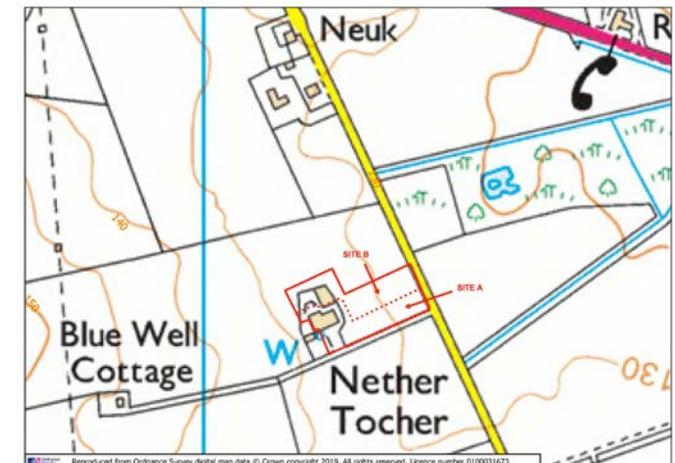
Important Notice:

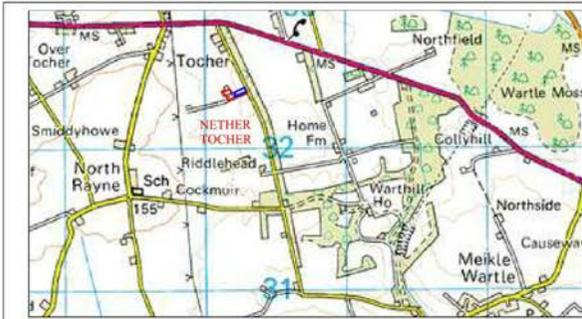
These sale particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Furthermore neither Bell Ingram LLP or its Partners or employees assume any responsibility therefore. In particular:

i) prospective purchasers should satisfy themselves as to the structural condition of any buildings or other erections and the state of repair of any services, appliances, equipment or facilities;

ii) any photographs included in these particulars are for general information only and any furniture or contents shown in these photographs are not included in the sale unless this is expressly stated in these particulars; and

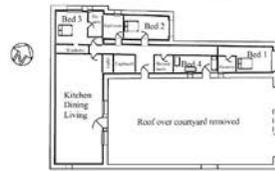
iii) any descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning permissions, services, usage, construction, fittings & fixtures and moveable items are for guidance only.





LOCATION PLAN SCALE 1:25000

Indicative
steading conversion
proposal



LOCATION PLAN SCALE 1:25000



INDICATIVE APPEARANCE OF PROPOSED DWELLINGS



INDICATIVE REAR ELEVATION



Image of Steadings

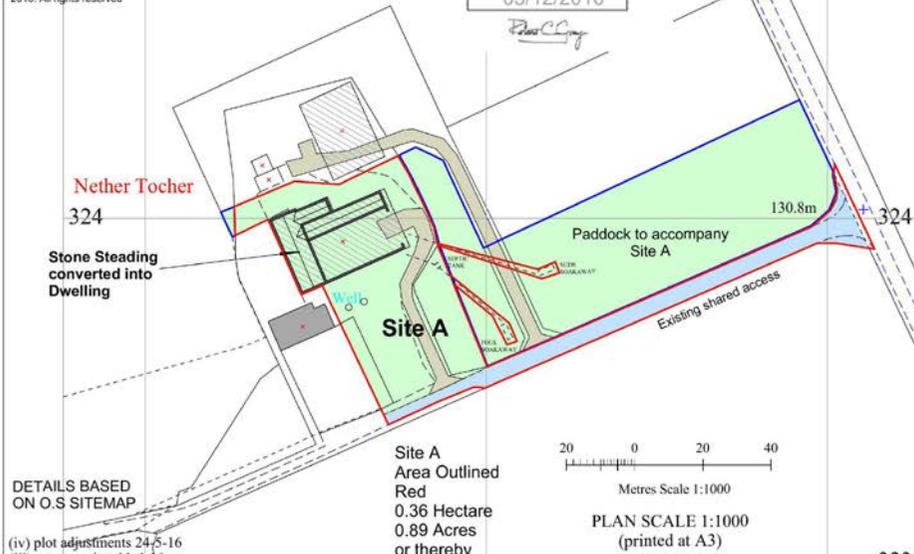


Ordnance Survey
OS Sitemap
© Crown Copyright 2010
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey.
Reproduced from Ordnance Survey
Superplan Data © Crown copyright
2010. All rights reserved

Aberdeenshire
COUNCIL Infrastructure Services
Town and Country Planning (Scotland) Act 1997
Application No APP/2016/0864

APPROVED
In terms of the decision dated
05/12/2016

Paul C. Gray



DETAILS BASED
ON O.S. SITEMAP

- (iv) plot adjustments 24-5-16
- (iii) separate sites 11-4-16
- (ii) plan update 14-3-16
- (i) plan update 8-2-16
- AP REF 7788 26-5-14
- www.altypeplans.co.uk

**PLANNING PERMISSION IN PRINCIPLE
to CONVERT STONE STEADINGS INTO DWELLING, SITE A**

Site A

Site A
Area Outlined
Red
0.36 Hectare
0.89 Acres
or thereby

at NETHER TOCHER, MEIKLE WARTLE,
ROTHIENORMAN, ABERDEENSHIRE

R & R Urquhart LLP
117-121 HIGH STREET, FORRES,
MORAY, IV36 0AB Tel: (01309)672216

Alttype Plans Ltd
Incorporating Design and Environmental services.
The Bann, 11 Millbank,
Aberdeen, Moray
AB9 8DQ
Tel: Fax: (01309) 692304



Image of Steadings

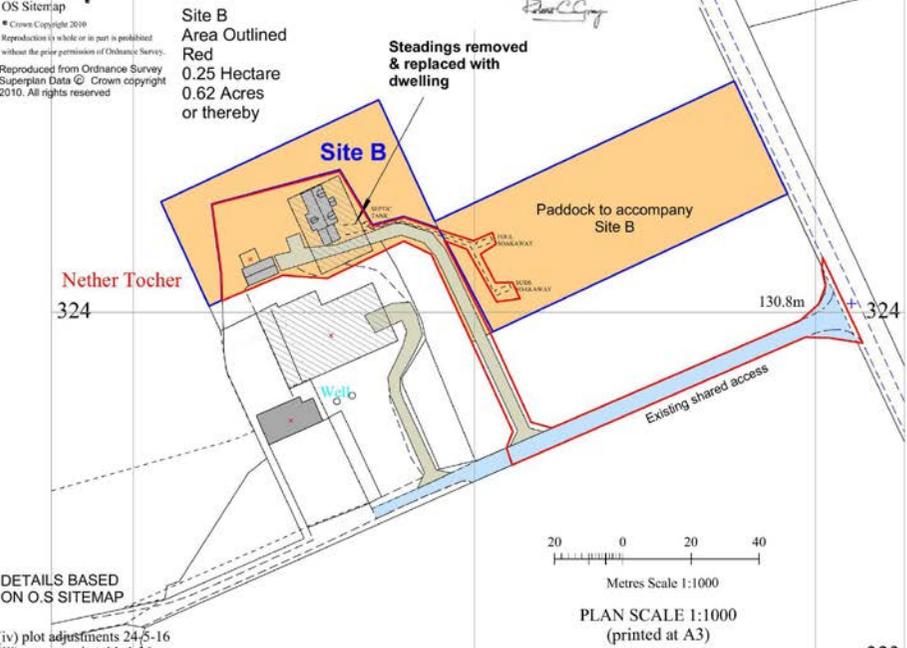


Ordnance Survey
OS Sitemap
© Crown Copyright 2010
Reproduction in whole or in part is prohibited
without the prior permission of Ordnance Survey.
Reproduced from Ordnance Survey
Superplan Data © Crown copyright
2010. All rights reserved

Aberdeenshire
COUNCIL Infrastructure Services
Town and Country Planning (Scotland) Act 1997
Application No APP/2016/0860

APPROVED
In terms of the decision dated
05/12/2016

Paul C. Gray



DETAILS BASED
ON O.S. SITEMAP

- (iv) plot adjustments 24-5-16
- (iii) separate sites 11-4-16
- (ii) plan update 14-3-16
- (i) plan update 8-2-16
- AP REF 7788 26-5-14
- www.altypeplans.co.uk

**PLANNING PERMISSION IN PRINCIPLE
to REPLACE FARM BUILDINGS WITH DWELLING,
at NETHER TOCHER, MEIKLE WARTLE,
ROTHIENORMAN, ABERDEENSHIRE**

Site B

R & R Urquhart LLP
117-121 HIGH STREET, FORRES,
MORAY, IV36 0AB Tel: (01309)672216

Alttype Plans Ltd
Incorporating Design and Environmental services.
The Bann, 11 Millbank,
Aberdeen, Moray
AB9 8DQ
Tel: Fax: (01309) 692304



2 Albert Street, Aberdeen, AB25 1XQ
Tel: 01224 621 300
www.bellingram.co.uk aberdeen@bellingram.co.uk

