



Plot of land, Crossroads,  
FORDOUN | AB30 1SJ

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## Description

An excellent opportunity has arisen to acquire this unique plot of land, which comes complete with outline planning permission. in place for one detached dwelling house. The site is currently utilised as amenity ground and currently there are no services on site but believe there are services located nearby. The site in is located off a minor road between Auchenblae and Fordoun, and to the West of Brownmuir Park. The site is a long narrow strip of land which is fairly flat, between the road and a group of house sites, in an open area which was formerly a caravan park. The site is bordered with woodland extends to approximately 4500m2 / 1.1 Acres.

## Planning application

Reference - APP/2022/0276

## Location

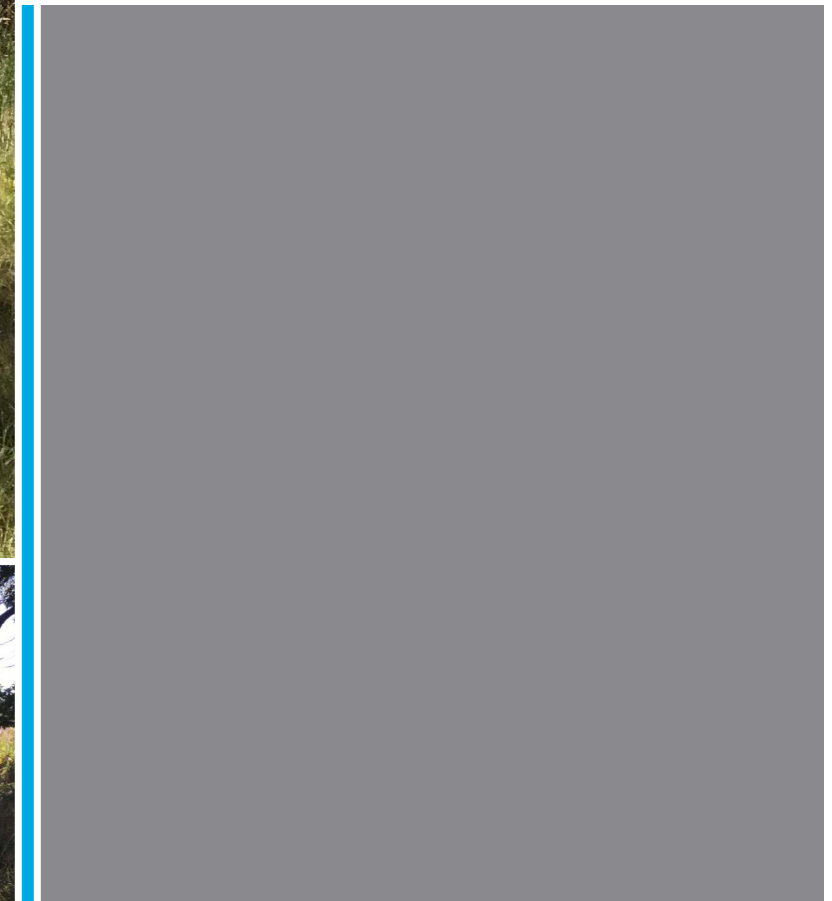
Fordoun is a small village with a primary school. Nearby is the popular Castleton Farm shop and fruit farm benefitting from a lovely restaurant and shop. Laurencekirk which is only a short drive away, is a small town in the valley between the Hill of Garvock and the Cairn O' Mount. The famous Landmark of the Johnston Tower can be seen on the peak of the Garvock. Laurencekirk Primary school was built in 1999 and Mearns Academy which is the senior school was completed in 2014 includes the Mearns Campus housing the Community Centre, Library, Fitness Suite and Police Station. The town has a range of shops and amenities and there are two public parks both with children's play areas. In addition, the memorial park houses a bowling green and a skateboard facility. Fordoun is in easy reach of the A90 Aberdeen/ Dundee dual carriageway. Aberdeen and Dundee are both around a 40-minute drive and Laurencekirk which is only a short drive has bus links taking you to nearby Angus and Aberdeenshire towns and a train station going North and South on the East coast railway line.

## Price & Viewing

For price and viewing information contact Agents.



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