9 West Church Street, Buckie AB56 1BN

This town centre property has Full Planning Permission and Building Warrant for conversion to a two bedroom, two bathroom flat and represents an exciting investment opportunity.

DEVELOPMENT OPPORTUNITY
TOWN CENTRE PROPERTY
SMALL COURTYARD TO REAR
FULL PLANNING PERMISSION FOR CONVERSION TO A TWO BEDROOM, TWO BATHROOM FLAT
FREEHOLD
PLANNING REF: 22/00889/APP
BUILDING WARRANT 22/00713/BW
VIEWING HIGHLY RECOMMENDED

Offers Around £50,000

E1086

We are pleased to offer for sale this development opportunity extending to approximately 70 square metres, with Full Planning Permission for conversion to a two bedroom, two bathroom flat.

Conveniently situated in the heart of the coastal town of Buckie, within easy reach of local amenities, this former coffee shop has been re-classified as a residential property (Planning Ref: 22/00889/APP), with Building Warrant (22/00713/BW) in place to form a two bedroom flat. Outside is a small courtyard area.

This project offers lots of potential for a developer or investor to create a town centre property and we highly recommend a viewing.
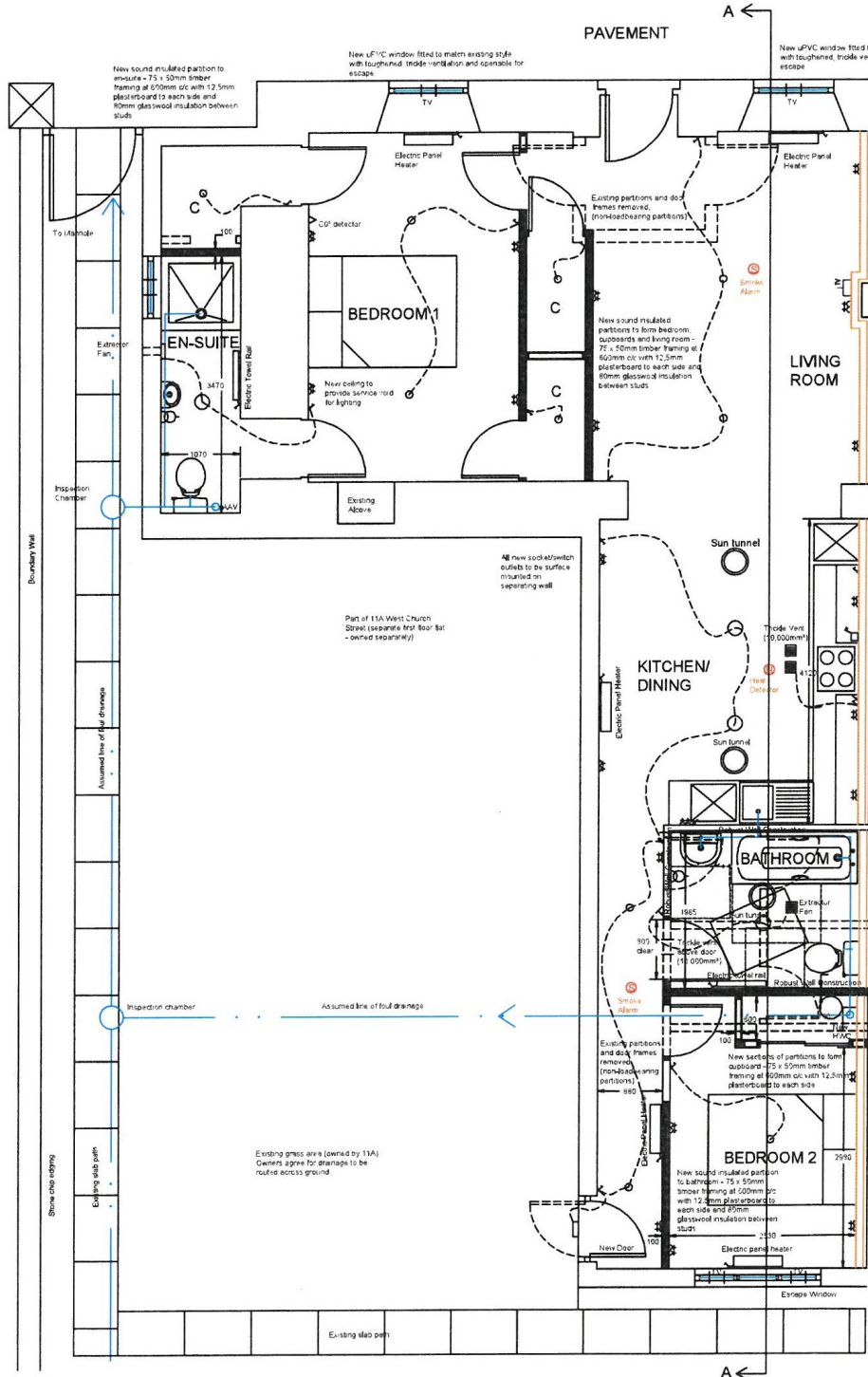
If you are thinking of selling your property, we would be delighted to offer a free valuation
Please contact us on 01343 548505

- Vestibule   1.6m x 1.8m
- First Room   7.6m x 4.74m
- Second Room   4.62m x 3.65m
- Back Room   3.22m x 3.64m
- Toilets(x2)   2.6m x 1.3m

Proposed
Floor Plan

PAVEMENT

A

BEDROOM 1

EN-SUITE

LIVING
ROOM

C

C

C

KITCHEN/
DINING

Sun tunnel

Sun tunnel

BATHROOM

BEDROOM 2

Part of 11A West Church
Street (separate first floor flat
- owned separately)

Existing grass area (owned by 11A)
Owners agree for drainage to be
routed across ground

Existing slab path

A