



**The Village, Fasque Estate, Fettercairn**  
Laurencekirk, AB30 1DN

ledingham  
chalmers  
estate agency





Elevation 1





## The Village, Fasque Estate, Fettercairn Laurencekirk, AB30 1DN

First phase of nine plots in private country estate.

- Private development set within historic Fasque House
- Serviced plots with planning for 3,4 and 5 bed homes
- No LBTT applies
- Spectacular views of mountains and estate parklands
- Landscaped grounds, wildlife ponds, country trails
- Easy commute of Aberdeen and Dundee



0 beds.



0 bathrooms.



0 public rooms.

Elevation 2



Lounge



## First phase of nine plots in private country estate.

Imagine a place where smart, sustainable living is an integral part of life and where being in touch with nature is as easy as stepping outside your own front door.

Welcome to The Village at Fasque Estate; a new master-planned development near Fettercairn where your growing family can enjoy wide-open landscapes and a true sense of rural life.

When completed, The Village will comprise a brand-new community of luxury residences situated on generously proportioned plots, surrounded by stunning, landscaped grounds, acres of parkland, wildlife ponds and miles of country trails.

The first phase of nine, serviced plots are now offered for sale with full planning permission for contemporary 3, 4 and 5 bed homes. Plots prices start from £145,000.

By separate arrangement, the sellers will be pleased to assist buyers to build their home in line with The Village master plan. Situated mid-way between Aberdeen and Dundee, the historic village of Fettercairn boasts a well-stocked convenience store and The Ramsay Arms Hotel.

There is a local primary school for younger children and older students can attend Mearns Academy in Laurencekirk. For retail shopping, restaurants and leisure activities, the close towns of Brechin and Stonehaven are within easy drive-time.



Dining kitchen



Master bedroom





Sun room



Riverside walk

Buying a home at The Village at Fasque Estate:

Reservation:

Each plot will be sold complete with full services and planning permission for an approved house-type, in line with The Village masterplan. The sellers will advise you on choosing your ideal plot and will help complete your reservation.

You will then have around 14 - 21 days to conclude your Missive. During this period, your reserved plot will be held in your name and will not be offered to any other interested party.

Your solicitor will advise on you the various terms of the contract. When concluded you will be required to pay an initial deposit to the developer with the balance payable to them when the Missive completes. Concluding missive is legally binding and commits both sides to proceeding with construction of your new home.

No Land and Buildings Transaction Tax:

Land and Buildings Transaction Tax (LBTT) has replaced Stamp Duty in Scotland. Buyers at The Village will benefit from a substantial saving in purchase tax. By purchasing your plot and completing a concurrent contract to have your home custom built for you, neither LBTT nor Additional Dwellings Supplement (ADS) will apply.

Self-Build Finance:

Ledingham Chalmers will be pleased to help you source the correct funding for your build project. Call us on 01224 632500 and we'll arrange for our financial advisor to discuss the options with you.



## Directions

Driving from Aberdeen follow the A90 towards Laurencekirk. Look for the Fettercairn sign, turn right from the dual carriage way towards Fettercairn and drive through the village, passing the Ramsay Arms on your left and head towards the village square. Pass the village store on your right and continue along the country road for half a mile. Fasque is well sign posted on the right. drive into the spectacular tree lined drive way and the Fasque estate office is at the top of the drive way to your left.

## Location

Fettercairn is a small village in Aberdeenshire, Scotland, northwest of Laurencekirk in Aberdeenshire on the B966 from Edzell. Fettercairn is also reached via the Cairn O' Mount road from Deeside.





## Arrange a viewing

Viewing by arrangement with Ledingham Chalmers on 01224 632500

## Contact us

Ledingham Chalmers  
4 Alford Place, Aberdeen  
AB10 1YD

Tel: 01224 632500  
property@ledinghamchalmers.com

[lcea.com](http://lcea.com)

Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.



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