



**FOR SALE**

**Overs Over**

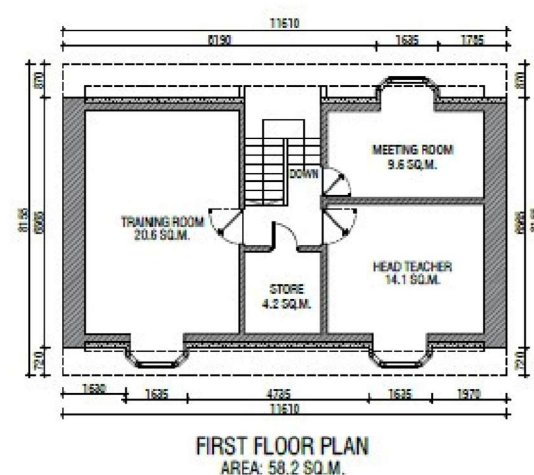
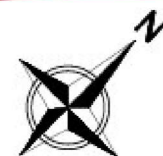
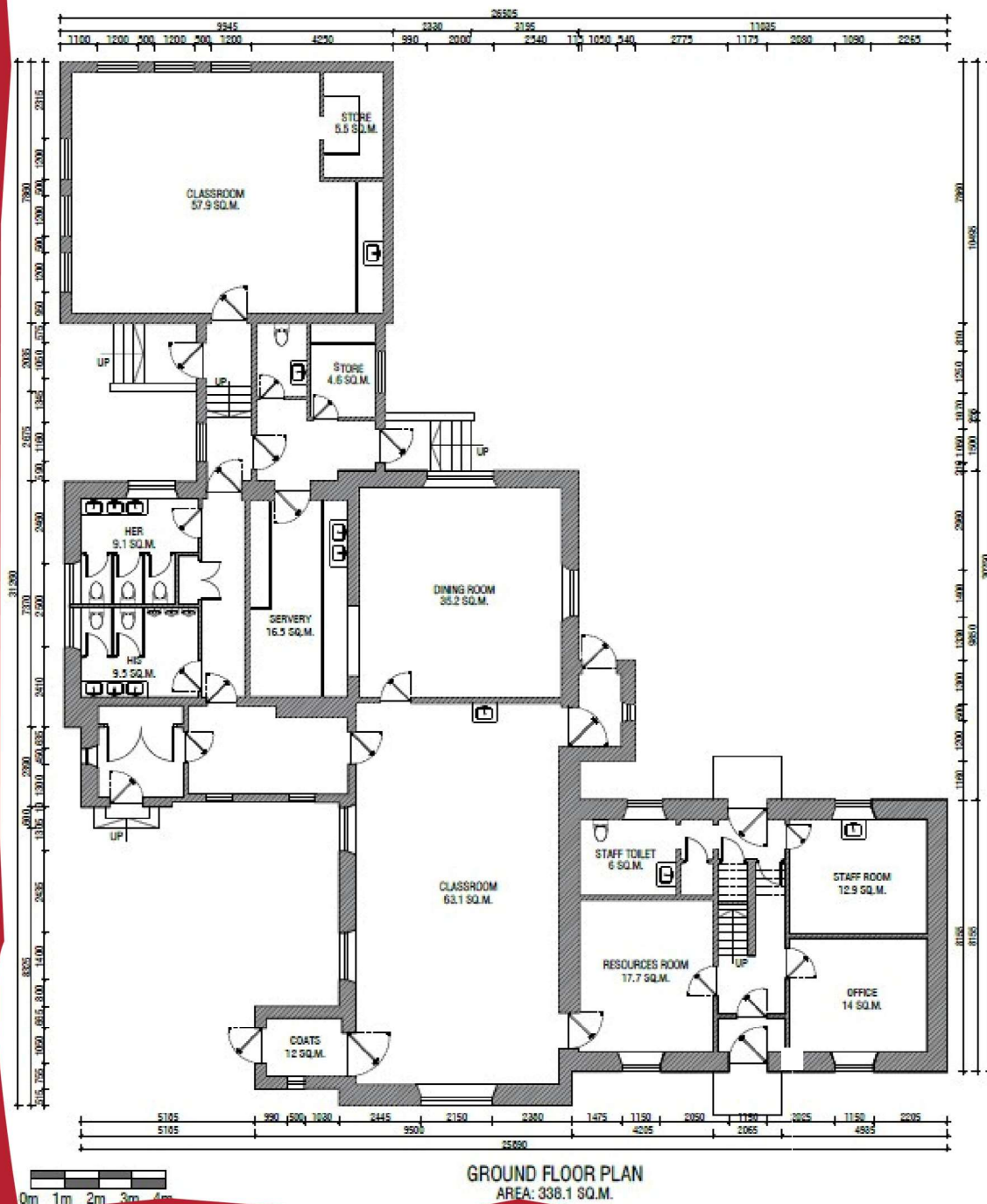
**£200,000**



## LONGHAVEN CASTLE, PETERHEAD

A rare and exciting opportunity to acquire Longhaven Castle — a distinctive red granite former school set within the picturesque coastal village of Longhaven, Aberdeenshire. Full planning permission has been granted for conversion into a six-bedroom family home with a self-contained granny flat. Occupying a generous 1,800 m<sup>2</sup> (0.44 acre) plot, the property is fully enclosed by traditional granite stone walls, offering both privacy and a strong sense of heritage. Ideally positioned just half a mile from Longhaven Cliffs Nature Reserve, the location combines historic charm with breathtaking coastal scenery and rich wildlife. The property comprises three attached buildings, the original one-storey-and-attic schoolhouse, an adjoining single-storey classroom building, and a later rear extension, together offering superb potential for redevelopment. Internally, the property benefits from electric heating (currently disconnected) and fluorescent lighting. Externally, there is a spacious car park to the front and grassed areas to the rear, ideal for landscaped gardens. This is a truly unique opportunity to restore and reimagine a historic landmark in one of Aberdeenshire's most scenic coastal settings.





**FULL PLANNING PERMISSION FOR 6-BEDROOM DWELLING WITH GRANNY FLAT (REF: APP/2025/0190)**

**HEATING:**  
ELECTRIC CENTRAL HEATING

**GLAZING:**  
DOUBLE GLAZING WINDOWS THROUGHOUT

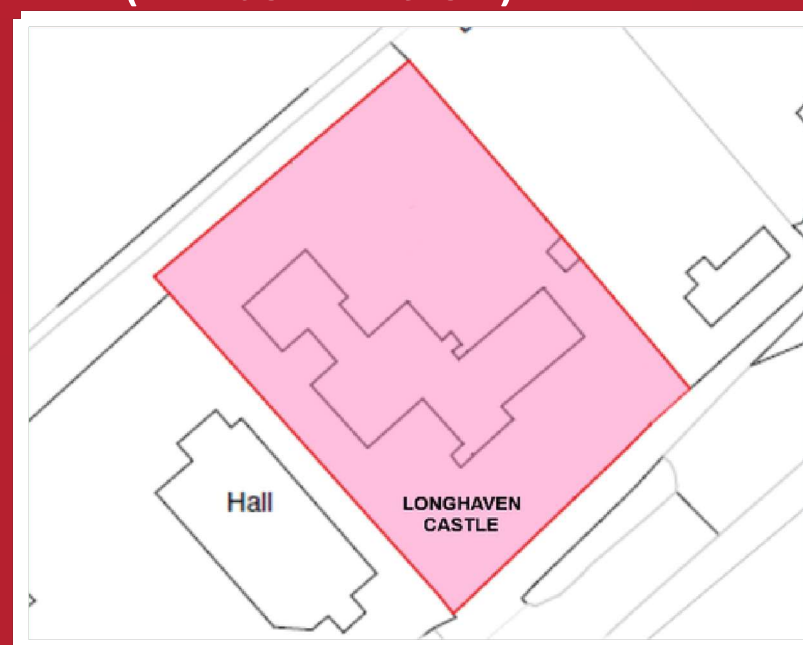
**SERVICES:**  
MAINS WATER & ELECTRICITY, AND PRIVATE DRAINAGE.

**ENTRY:**  
BY MUTUAL AGREEMENT.

**POSTCODE:**  
AB42 0NU

**LOCATION:**  
SET WITHIN APPROXIMATELY 1,800 M<sup>2</sup> / 0.44 ACRES  
JUST 0.5 MILES FROM LONGHAVEN CLIFFS NATURE RESERVE  
ONLY 2 MILES FROM HISTORIC SLAINS CASTLE LANDMARK

**EPC:**  
RATED F (PRE-CONVERSION)



**AGENTS NOTE:** WHILST EVERY CARE HAS BEEN TAKEN TO PREPARE THESE PARTICULARS, THEY ARE FOR GUIDANCE PURPOSES ONLY. ALL MEASUREMENTS ARE APPROXIMATE AND ARE FOR GENERAL GUIDANCE PURPOSES ONLY AND WHILST EVERY CARE HAS BEEN TAKEN TO ENSURE THEIR ACCURACY, THEY SHOULD NOT BE RELIED UPON AND POTENTIAL BUYERS/TENANTS ARE ADVISED TO RECHECK THE MEASUREMENTS