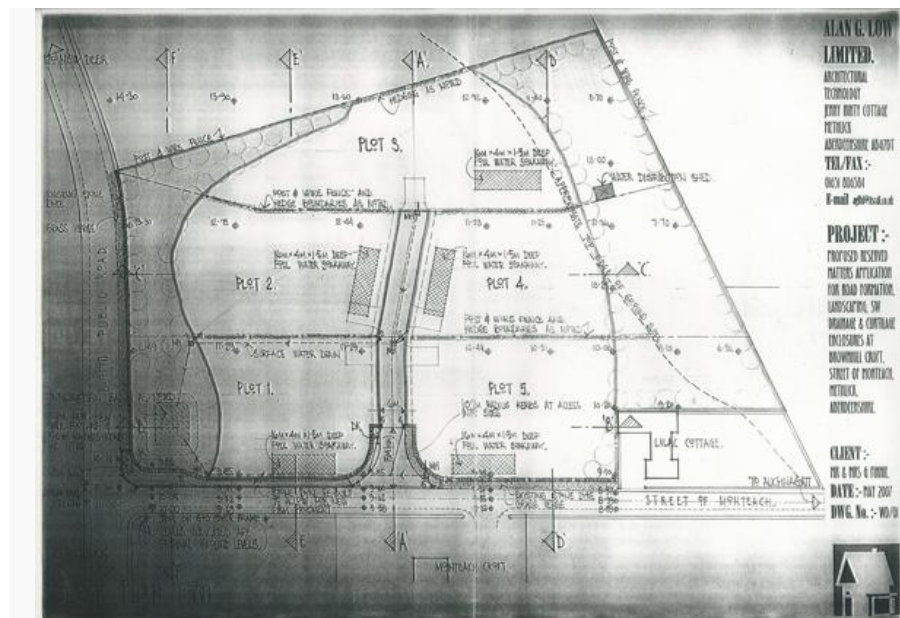


Plot 3, Brownhill Croft, Methlick, Ellon, AB41 7BU

Price Over
£100,000



Contact Seller

Mr & Mrs Finnie
01651 806614 / 07751 363375



Coming soon



Coming soon



Coming soon

Features

Description

Building Plot with Planning Permission - now lapsed

Plot extends to approx. 0.32 acres / 0.13 ha. Services available on site. Attractive rural setting. Easy commuting distance of Aberdeen. Early entry available . Planning gain payment fully paid.

Type of Property The building plot lies approx. 2 miles from Methlick and 25 miles from Aberdeen. The plot lies adjacent to a public road.

Planning Permission The original outline planning permission for the development was for the granting of 5 houses (APP/2004/1379) with a subsequent reserved matters application (MSC) (APP/2007/2652) approved for the road, landscaping, drainage and enclosures on 19th October 2010. When the planning application was submitted for the house on plot 2 which has now been built and completed on the site within the development (APP/2015/2266), the planner's report stated that the Planning Service issued a letter confirming that works undertaken on site in association with the MSC approval constituted a technical (lawful) start. It is therefore believed to follow that any of the remaining 4 plots could be applied for and be supported on a similar basis. Any potential purchaser

will however require to satisfy themselves upon this and any planning matter affecting this development. The seller has formed the access to the development with a tarmac road, and built entrance walls at each site. Each site has been individually fenced off.

There were originally 5 sites, but one site has been sold and a house erected on the same

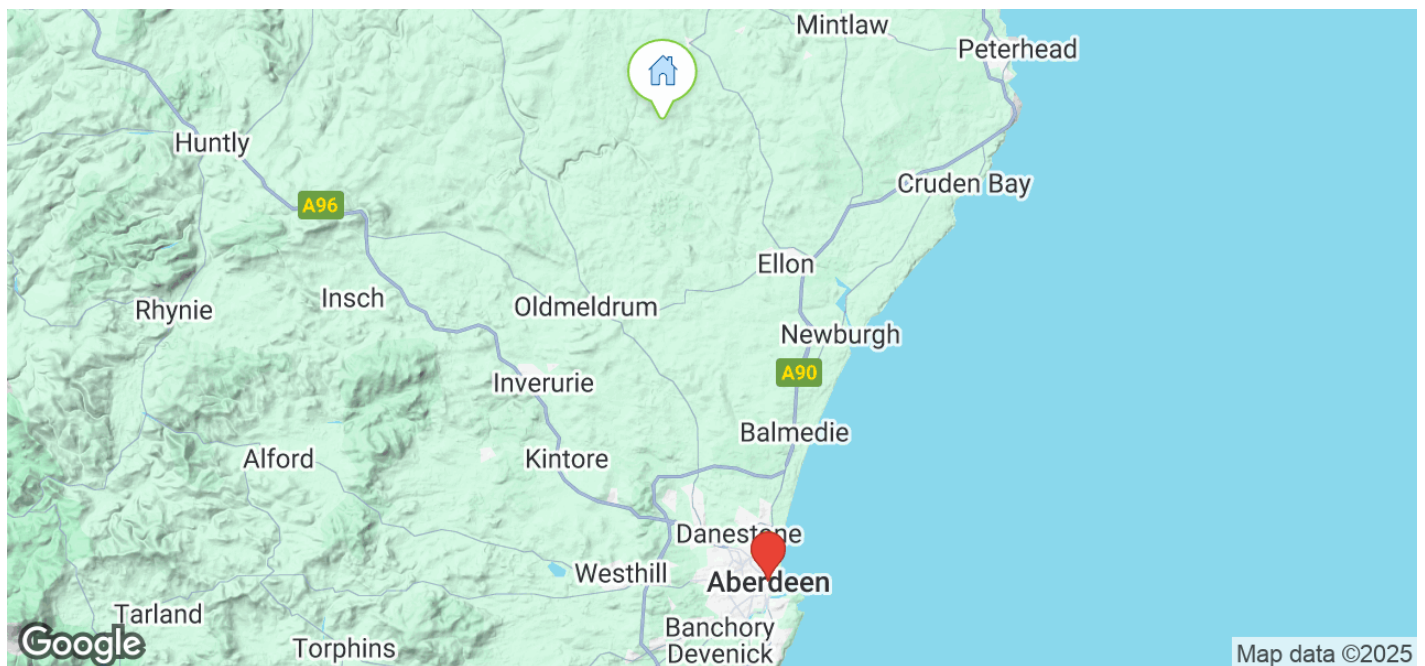
Planning Gain Payment The building plot offers a good saving as planning gain payment is fully paid.

Services Electricity and telephone connections are on site and there will be a shared private water supply with drainage to septic tank and soak away system. There is also a connection on site for rain water. It will be the responsibility of the purchaser to connect in to the appropriate supplies. There will be, in due course, a Deed of Conditions relative to the building plot.

Location The building plot is located approx. 2 miles from the Village of Methlick with the nearest Primary School being within Methlick itself and Secondary Schooling at Meldrum Academy, Oldmeldrum.

Directions

From the village of Methlick cross the bridge and take the B9170 towards New Deer and carry on uphill for 2 miles and take road on right marked Skelmonae and the site is on the left.



View this property here

<https://www.aspc.co.uk/search/property/330139/Plot-3-Brownhill-Croft/Ellon/>

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