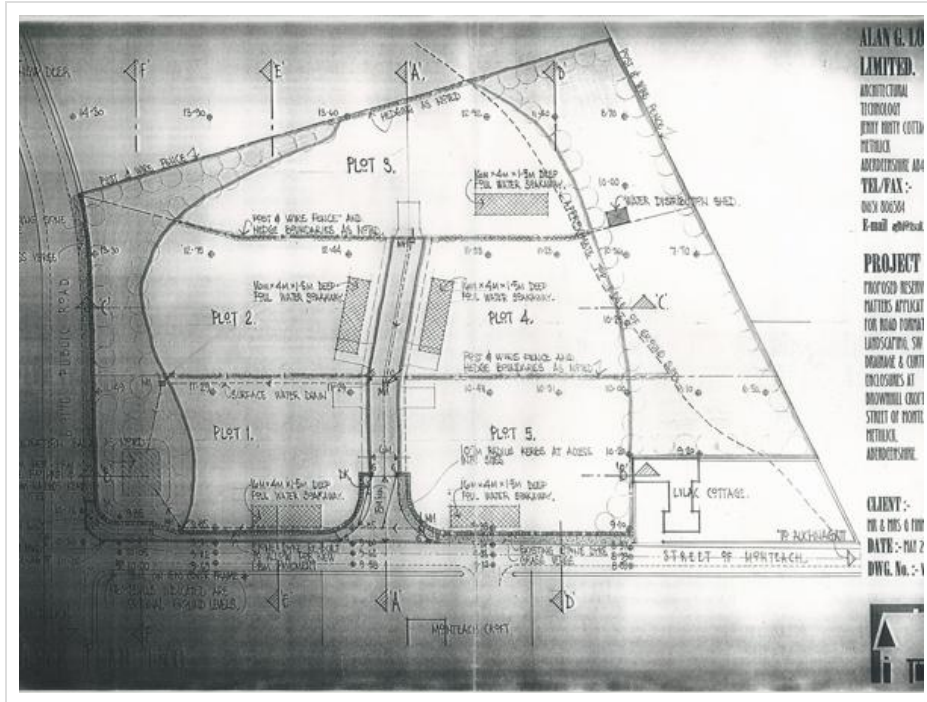


**Plot 3, Brownhill Croft,  
Methlick, Ellon, AB41 7BU**

**Price Over  
£100,000**

ASPC ref : 330139



**Arrange a viewing**

**01651 806614 / 07751 363 375**  
(Mr & Mrs Finnie)

**Stewart & Watson**  
The Property Shop, 2 Main Street  
Turriff  
AB53 4AD

**Email:**  
turriff.property@stewartwatson.co.uk

**Website:**  
<http://www.stewartwatson.co.uk>

Property features:



**Building Plot with Planning Permission**

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** Planning Permission exists for this residential development under application references F/APP/2004/1379, F/APP/2007/2653 & F/APP/2013/3108 dated respectively 14th October 2005, 6th March 2008 & 29th November, 2013. It is confirmed that the seller will be responsible for upgrading the public roadway in terms of the planning permission and will form the access road within the development.

**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 on aspc.co.uk:

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

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