

**Building Plot At Stratheyre,  
Udny Station, Ellon, AB41 6QJ**
**Price Around  
£78,000**

ASPC ref : 332201


**Arrange a viewing**
**07929 799337 or**
**07789 502882**
**01358 720777**

(Raeburn Christie Clark &amp; Wallace)

**Raeburn Christie Clark & Wallace**

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**Property features:**

Offering an ideal self build opportunity, this prime **building plot** is situated within the charming and popular village of Udny Station, ideally located only a short drive from Pitmedden and Ellon, with its vast range of everyday amenities. Once completed, it will offer the opportunity to reside in a glorious country location, away from the pressures of the city, yet with ease of access to Aberdeen, Bridge of Don and Dyce. Planning has been granted in principle, allowing the purchaser the opportunity to create their own house design to suit their particular needs.

**Planning Permission** Planning permission has been granted in principle by Aberdeenshire Council for the demolition of an existing workshop and erection of a detached dwellinghouse. The purchaser will also be required to erect a boundary fence, the height and dimension of which will require to be agreed by the Vendors. Details of the plans and permissions can be viewed at [www.aberdeenshire.gov.uk/planning](http://www.aberdeenshire.gov.uk/planning) (Ref: APP/2015/1276).

**Services** There are mains services nearby, for which the purchaser shall be responsible for connection. Mains electricity and telephone to be connected by the purchaser. The purchaser will be responsible for implementing all terms of planning.

**Location** Udny Station is a quiet, rural village with a strong community spirit and lies within easy commuting distance of Bridge of Don, Aberdeen and Dyce. There is a Doctors surgery in the village. Primary School children could attend Cultercullen Primary School which is situated approximately 2 miles away. There are excellent secondary schools at Oldmeldrum and the new Ellon Academy is due to open in August 2015. Affording the opportunity of residing in tranquil country surroundings, away from the pressures of the city, it also benefits from being only approximately 7 miles from the larger town of Ellon with all its' amenities.

**Directions** From Aberdeen, proceed north along the A90 Aberdeen/Peterhead road and turn left at the B&Q roundabout onto the B999 signed Pitmedden/Tarves. Continue along the B999 for approx. 12 miles and turn right at the sign for Udney Station. Proceed into the village, and continue until reaching the plot, which is located on the left hand side of the road, as indicated by our For Sale board.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/332201/Building-Plot-At-Strathyre/Ellon/>

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