

**Plot C, Auchnabo, Slains Estate,  
Collieston, Ellon, AB41 8SJ**

**Price Over  
£70,000**

ASPC ref : 342934



**Arrange a viewing**

**Go along to site**

**Ledingham Chalmers LLP**

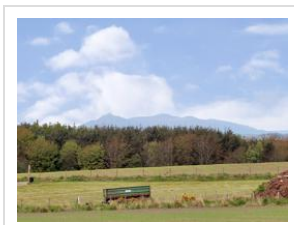
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Property features:

An exciting opportunity has arisen to acquire a **building plot** with full planning permission for the erection of a four bedroom detached dwellinghouse with integral garage. The property enjoys a lovely rural position with far reaching views over the surrounding countryside.

The proposed dwellinghouse extends to approx 205 square metres plus garage with accommodation spanning two floors. The accommodation will comprises: GF. Porch; Hall; Cloakroom; Open Plan lounge/Kitchen/Dining Room and Guest Bedroom with En Suite. FF. Master Bedroom with En Suite Dressing Room and Shower Room; Two Further Bedrooms; Bathroom.

**Location** Auchnabo is located in a rural position between Ellon and Cruden Bay. Nearby is Slains Primary School. Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only 15 miles from Aberdeen Airport. It is an ideal base for commuters to the commercial and oil centres in the north east. The shopping facilities cater for everyday needs and amenities include several banks, churches, hotels and restaurants. There is also a large, modern health centre and an ambulance station, as well as leisure and sporting facilities which include fishing, golf, bowling, indoor racquet courts, fitness clubs and an all weather floodlit pitch. Ellon has several primary schools and an academy with adjoining community centre and swimming pool. Further facilities are available at Cruden Bay

**Directions** From Aberdeen travel north along the A90 Aberdeen to Ellon road and turn right at the signpost for Newburgh on to the A975. Pass through the village of Newburgh and at the Slains School turn left. Proceed along this road and turn right at track signposted Auchnabo. The site is at the end of this track

**Garden** The proposed property will have an area of garden to the front and rear.

**Parking** There will be a driveway leading to an integral garage with door leading to the utility room.

**Planning Permission** Details of full planning permission can be viewed on Aberdeenshire Council website Reference APP/2015/2507.

**Services** Electricity supply nearby. Mains water pipe at the edge of the site, ready for the purchaser to connect. Private drainage required.

View this property on aspc.co.uk:

<https://www.aspc.co.uk/search/property/342934/Plot-C-Auchnabo--Slains-Estate/Ellon/>

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