

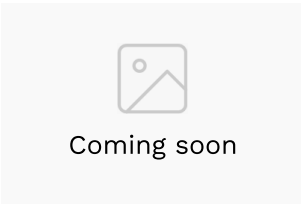
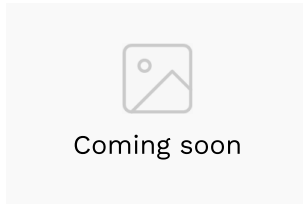
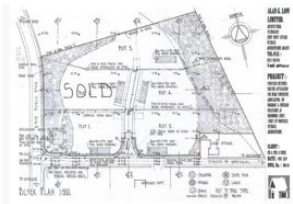
Brownhill Croft,
Methlick, Ellon, AB41 7BU

Prices Over
£80,000



Contact Seller

Mr & Mrs Finnie
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Features

Description

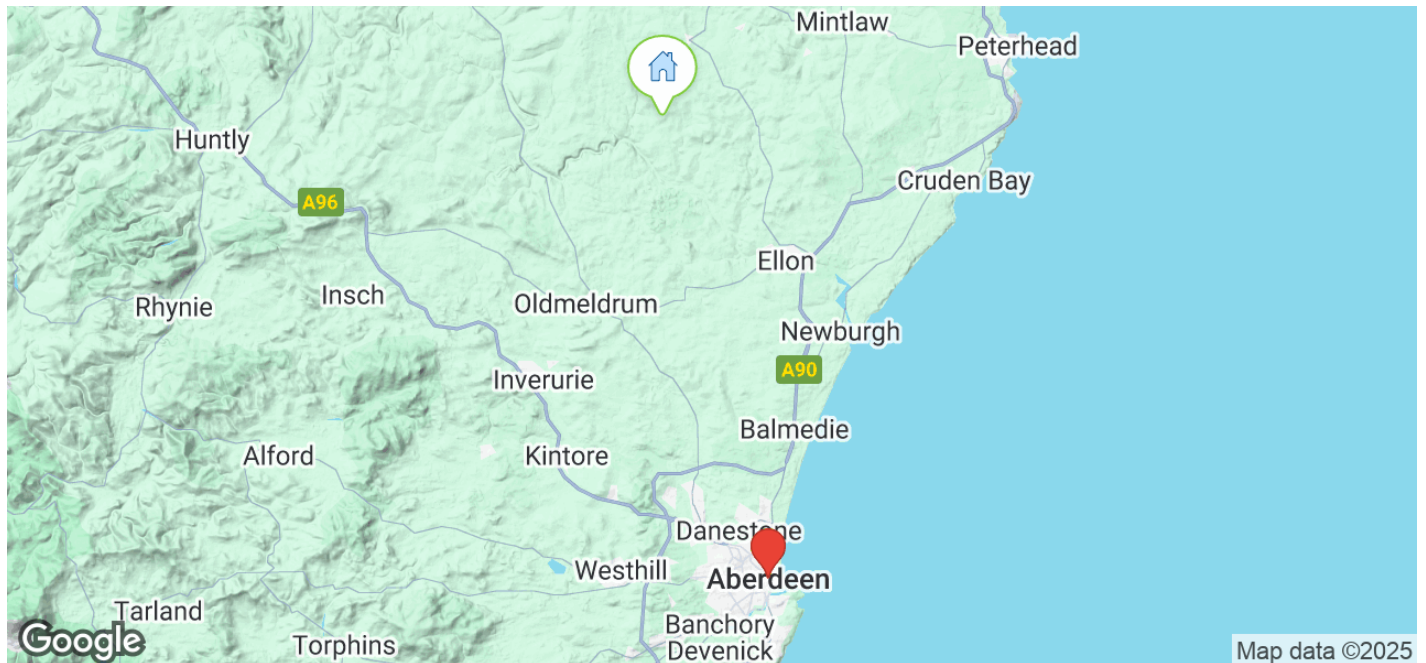
These building plots lie approx. 2 miles from Methlick and 25 miles from Aberdeen. The plots lie adjacent to a public road.

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

SERVICES Electricity and telephone connections are on site and there will be a shared private water supply with drainage to individual septic tank and soak away systems. There is also a connection on site for rain water. It will be the responsibility of the purchaser to install any septic tank and soakaway and to connect into the appropriate supplies. There is a Deed of Conditions relative to these building plots regulating the private water supply system which serves the development.

LOCATION From the village of Methlick, cross the bridge and take the B9170 towards New Deer and carry on uphill for 2 miles and take the road on the right marked Skelmonae and the plots are on the left hand side.



Accommodation comprises

Building Plot with planning permission for a residential development - now lapsed

View this property here

<https://www.aspc.co.uk/search/property/316228/Brownhill-Croft/Ellon/>

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