

**Building Plot, Rocks Of Balmedie, Minnes Road,**  
Belhelvie, Aberdeen, AB23 8WT

Price Over  
**£95,000**



**Contact Seller**

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**Contact Solicitor**

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**Features**

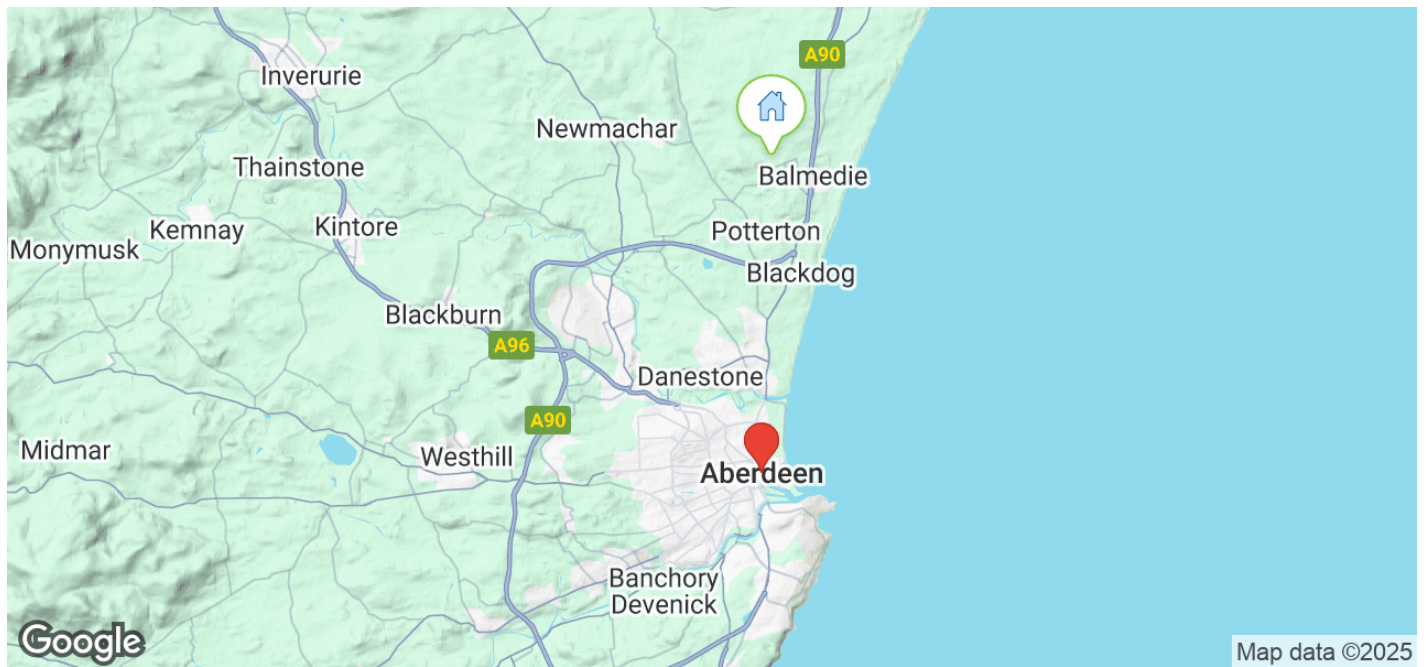
**Description**

Enjoying an excellent location within the peaceful village of Belhelvie, we are delighted to offer for sale this superb **building plot** which extends to approximately 0.17 acres. Outline Planning Permission (ref APP/2015/1188) has been obtained to demolish the existing workshop and for the erection of a **FOUR/FIVE BEDROOM DETACHED HOUSE WITH GARAGE** within the grounds. It is understood that main supplies of electricity, gas and water is available nearby. Drainage will be to a private septic tank. This is the ideal opportunity to acquire a building plot with excellent potential within easy reach of the nearby Industrial Estates at Dyce / Bridge of Don and Aberdeen City is readily accessible.

**Location** Belhelvie is a small village located close to Balmedie. Balmedie is a coastal village with a renowned country park and scenic sandy beaches within minutes walking distance. With 2 public play parks, a pre-school nursery, a baby clinic, a toddlers group and first class primary educational facilities it is an excellent location for those with children. An active programme caters for all ages at the Balmedie Leisure Centre with multi-use outdoor courts. A public library and golf course offers further benefits. There is a local hotel/pub and shops catering for every day needs. Located approximately 8 miles north of the city boundary Balmedie is reached by dual carriageway and is ideally located for commuting to the Industrial Estates of both the Bridge of Don and Dyce as well as to the city itself.

## Directions

Travel on the main Aberdeen - Ellon Road (A90). On reaching Balmedie, turn left onto the B977 signposted Dyce/Airport. Continue along this road towards Belhelvie and just before entering the village turn right at the sign for Minnes. Continue for just under 400 metres and the plot is on the left hand side as indicated by our for sale board.



### View this property here

<https://www.aspc.co.uk/search/property/331938/Building-Plot-Rocks-Of-Balmedie--Minnes-Road/Aberdeen/>

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