

**Site adjacent to, Lower Strathellie,**  
Lonmay, Fraserburgh, AB43 8XS

Price Over  
**£50,000**



**Contact Solicitor**

Brown & McRae  
9-11 Frithside Street  
Fraserburgh  
AB43 9AB

01346-515797/514761

[property@brown-mcrae.co.uk](mailto:property@brown-mcrae.co.uk)

<http://www.brown-mcrae.co.uk>



**Features**

**Description**

ARE YOU LOOKING TO BUILD YOUR DREAM COUNTRYSIDE HOUSE? Then we may have that perfect site for you! We offer the opportunity to purchase a large **building plot with FULL PLANNING PERMISSION** in an popular countryside location. With stringent planning laws country side plots with full planning permission are very difficult to come by, this plot extends to just over 1 acre and comes with FULL PLANNING PERMISSION to which the buyer has the opportunity to design their dream home subject to planning regulations.

**Location** The site is north facing giving excellent countryside views towards the coastline while giving the perfect south facing back garden. The plot is very well situated for the nearby villages of Inverallochy and Rathen and within a 10 minute commute of Fraserburgh, 20 minutes from Peterhead and 50 minutes from Aberdeen.

Further information on the site can be found on the below website using the planning reference number;

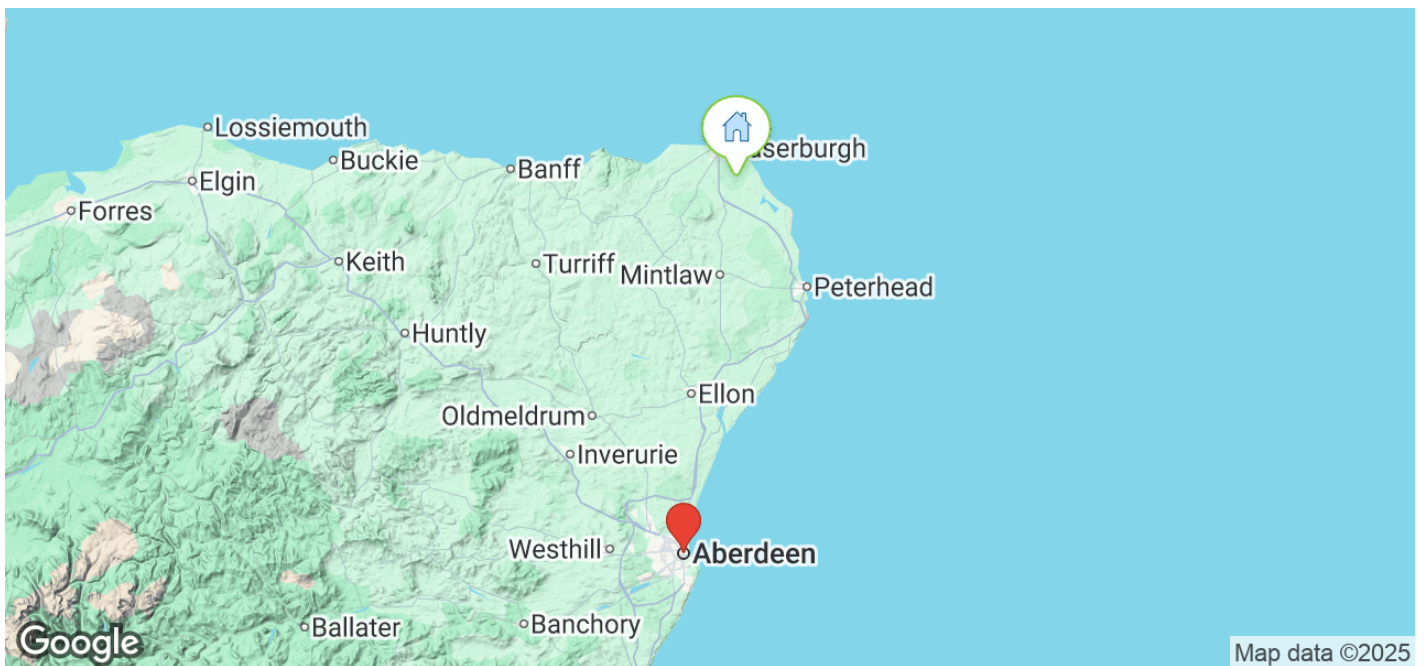
**<https://upa.aberdeenshire.gov.uk/online-applications/>**

**(Other Information)**

- **SERVICES** It is understood that drainage is to septic tank and electricity is close by, although interested parties will require satisfying themselves in this regards.
- **GENERAL** It will be up to any purchaser to satisfy themselves and obtain any necessary consents, as well as install all necessary services.

**Directions**

From Fraserburgh travel towards St. Combs, turn right at the Inverallochy/Gowanhill Crossroads, follow the road for about 2 miles, the site is located on the left hand side of the road just at the sign for Lower Strathellie.



**View this property here**

<https://www.aspc.co.uk/search/property/337296/Site-adjacent-to--Lower-Strathellie/Fraserburgh/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.