

Plot 3 Berefold Farm,
Ellon, AB41 8EP

Fixed Price
£73,000

Under offer



Contact Seller
07539 475305

Contact Solicitor
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Features

Description

A rare opportunity has arisen to acquire this beautifully appointed sizable **building plot**. Extending in total to approximately 0.280 acres, it will offer a unique opportunity to reside in an excellent country location with superb views, and lies within approximately 4 miles of Ellon, with ease of access to Peterhead, Aberdeen, Bridge of Don and Dyce. Berefold is a small, expanding hamlet, located minutes from Ellon with its vast range of everyday amenities, Tesco superstore and Park and Ride. This is an excellent opportunity for the purchaser to create an individual property to suit their family needs.

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. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and the new Ellon Academy Community Campus with sport and recreation facilities.

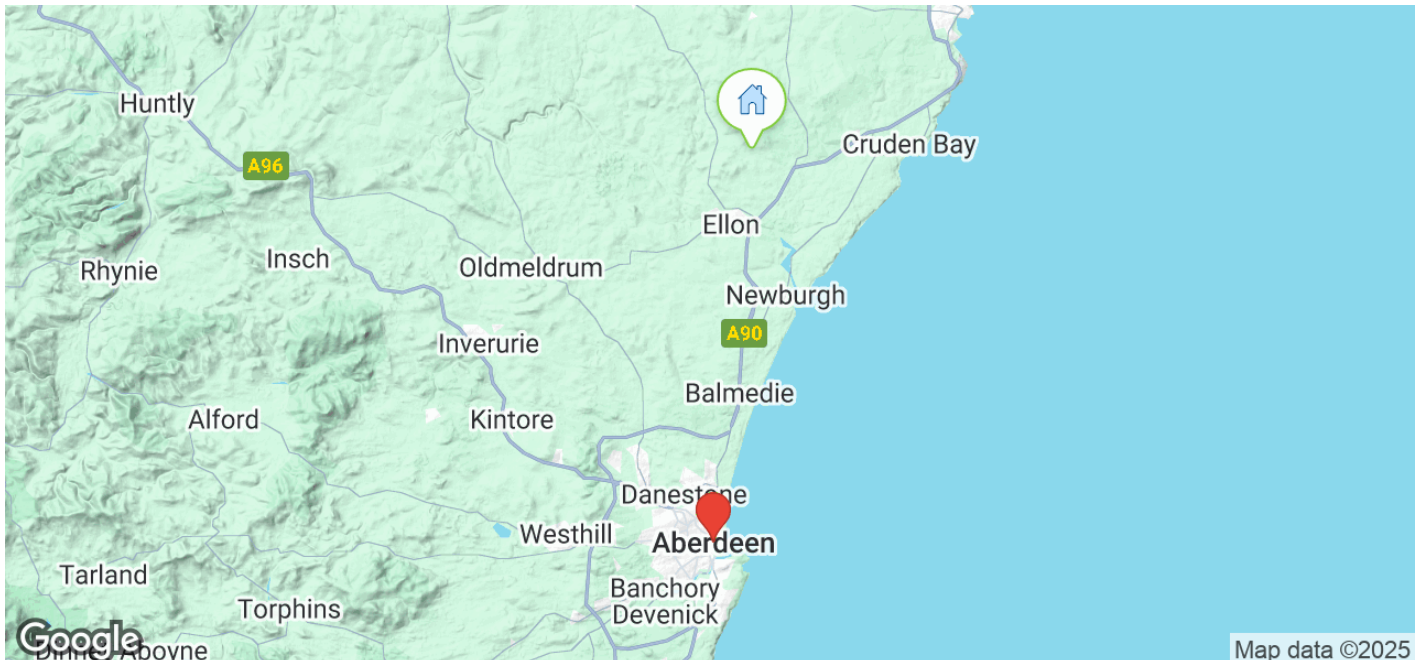
Permissions Full planning permission was granted by Aberdeenshire Council on 27th April 2017 and extension granted for the erection of a detached dwellinghouse. Interested parties can view documents online at Aberdeenshire Council Planning website. Ref: APP/2020/0209

Services Septic tank to be installed. Mains water and services are available nearby-to be connected by the purchaser.

The date of entry is material and offers subject to survey, subject to finance or subject to the sale of the purchaser's own property will not be considered.

Directions

From Aberdeen, proceed north along the A90 Aberdeen/Peterhead road and continue for approximately 14 miles. At the Ellon bypass roundabout, take the second exit still on the A90 and at the next roundabout take the first exit, and at the next roundabout take the second exit onto the A948 Auchnagatt/|New Deer road. Proceed along the A948 for some distance, and turn right at the sign for Overton/Berefold. Continue along this road for several miles until reaching Overton. The plot is located on the left hand side of the road as indicated by our For Sale board



View this property here

<https://www.aspc.co.uk/search/property/338791/Plot-3-Berefold-Farm/Ellon/>

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