

## North Backhill Of Barrack, Auchnagatt, Ellon,

Price Around  
**£92,500**

**Under offer**



### Contact Solicitor

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### Features

## Description

**Site with Planning Permission to form two family dwellings with potential for 2 plots**

**Total plot size 1.6 acres**

Southerly aspect with wide sweeping rural views

Located just 3 miles from Auchnagatt. Ellon is 20 minutes and Aberdeen 45 minutes by car

Perfect for those seeking an opportunity for a unique rural home within commuting distance of Aberdeen, but also with ready access to Fraserburgh and Peterhead

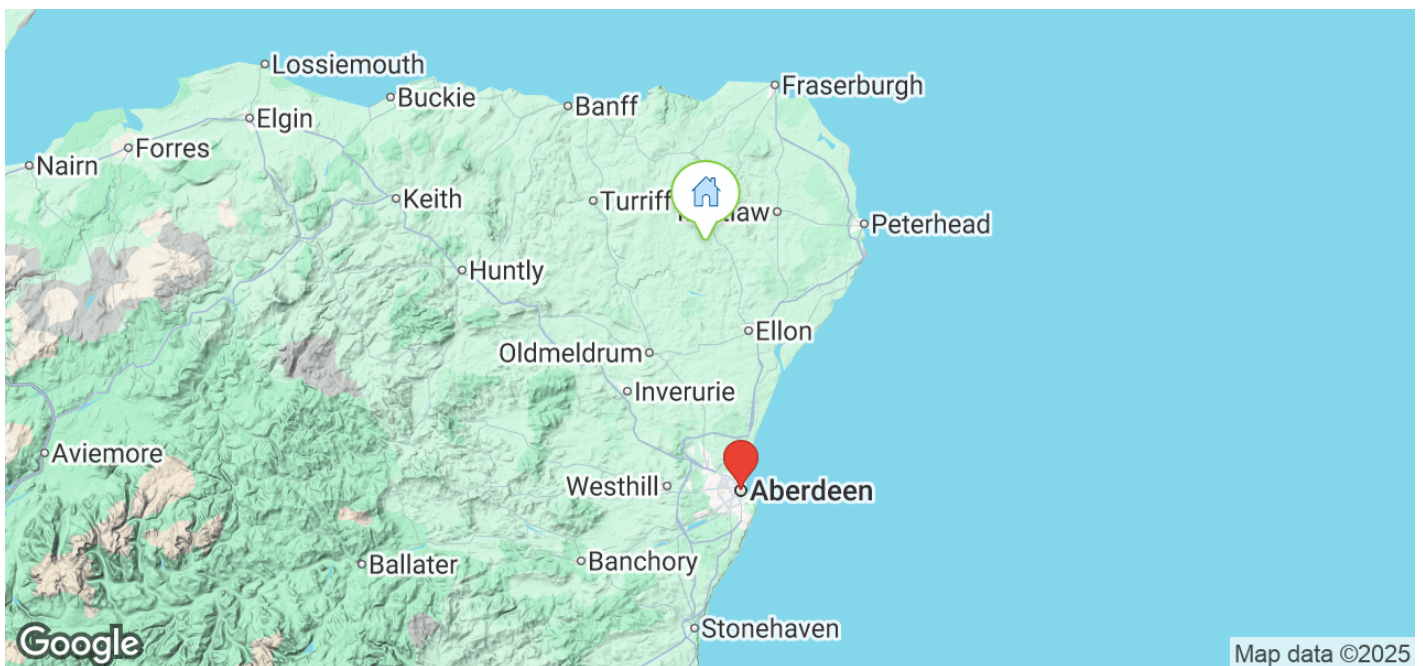
The Law Practice is pleased to offer for sale this generous plot enjoying sweeping rural views and with Planning Permission for two dwelling houses. The site will appeal to those seeking to stay in the North East community to enjoy the peaceful countryside lifestyle and build their dream home.

## **There is Planning Permission for two properties, but of course no requirement upon the Purchaser to actually build two homes.**

The site is located close to the village of Auchnagatt in the Aberdeenshire countryside with surrounding villages Maud, New Deer, Old Deer and Stuartfield. It is a short drive to Ellon and an easy commute to Aberdeen or indeed north to Fraserburgh. A bus service runs from Auchnagatt, and for outlying areas and central Buchan there is a door to door Dial-a-Bus service. The local rural roads are well maintained. Aberdeenshire itself offers a wide range of countryside pursuits as well as community activities.

The planning application and design of the proposed properties has been approached sympathetically, being both practical as well as aesthetic. Each dwelling offers a degree of visual privacy from the other, but carried out subtly ensuring the rural location and expansive views can be enjoyed. Many original materials have been incorporated as well as traditional styling with sympathetic restoration enhanced by modern elements. Further, to ensure the sensitivities of country living have been addressed, full Bat and Owl Surveys have been completed and approved, and permanent owl nest boxes have been incorporated within the design to bring extra character and local influence to the interiors of the houses. The use of single way glazing within the design of the boxes allows those using the space to see any activity inside them, which will be sure to become a point of interest and enjoyment for all. These boxes can, as an alternative, be placed outside within the grounds.

Those seeking an exciting development opportunity to build two quite unique properties or indeed simply to build their own “Grand Design” of a family home and retain the other plot need look no further. Further information is available on request.



## **Accommodation comprises**

**Plot extending to 1.6 acres with planning permission for the erection of two properties.**

**Site 1 Cottage. Plans for a 3 bedroomed house.**

**Ground floor:** Lounge, sun lounge with double height ceiling, family room, kitchen/diner and utility with separate WC, Integral garage.

**First Floor:** Master bedroom with en-suite and dressing room/wardrobe, bedroom 2 with in-built wardrobe, bedroom 3, bathroom, store.

**Outside:** Hard standing for two extra cars, extensive gardens back and front.

**Site 2 Steading. Plans for a 4 bedroomed house.**

Lounge, dining room, sun lounge, kitchen, utility, master bedroom with en-suite and dressing room/cupboard, bedroom 2 with en-suite and fitted wardrobe, bedroom 3 with fitted wardrobe, bedroom 4 with fitted wardrobe, main bath/shower room

**Outside:** Double garage with further parking space in the driveway, extensive gardens mainly to the front.

**View this property here**

<https://www.aspc.co.uk/search/property/341293/North-Backhill-Of-Barrack/Ellon/>

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