

## Building Plot At Maybank, Crathes, Banchory, AB31 5JE

Price Over  
**£110,000**

**Under offer**



### Contact Solicitor

Raeburn Christie Clark & Wallace  
75 High Street  
Banchory  
AB31 5TJ

01330-822931

[banchory@raeburns.co.uk](mailto:banchory@raeburns.co.uk)

<http://www.raeburns.co.uk>



### Features

## Description

An excellent opportunity has arisen to purchase this prime **building plot** which occupies part of a superb walled garden in the desirable hamlet of Crathes. Within easy commuting distance of Aberdeen, Banchory and the south, the plot extends to approximately 0.30 acre and has full planning permission granted by Aberdeenshire Council for the erection of a dwellinghouse with ample off-road parking. The current owners have obtained the required ground assessment, drainage recommendation and tree survey reports. Copies of the relevant plans and reports are available for inspection through the selling agent's Banchory office. Interested parties can also view the plans on the **Aberdeenshire Council website reference APP/2018/1254**. This plot offers the opportunity for the purchaser to build a home to their own design and specification'

Crathes is quiet hamlet within close proximity from Banchory which is 17 miles drive from the city of Aberdeen with three access roads, making property on Deeside much sought after. The town maintains a comprehensive range of shops and several excellent hotels and restaurants. The primary school at Crathes and secondary in Banchory town have excellent reputations. Banchory has two

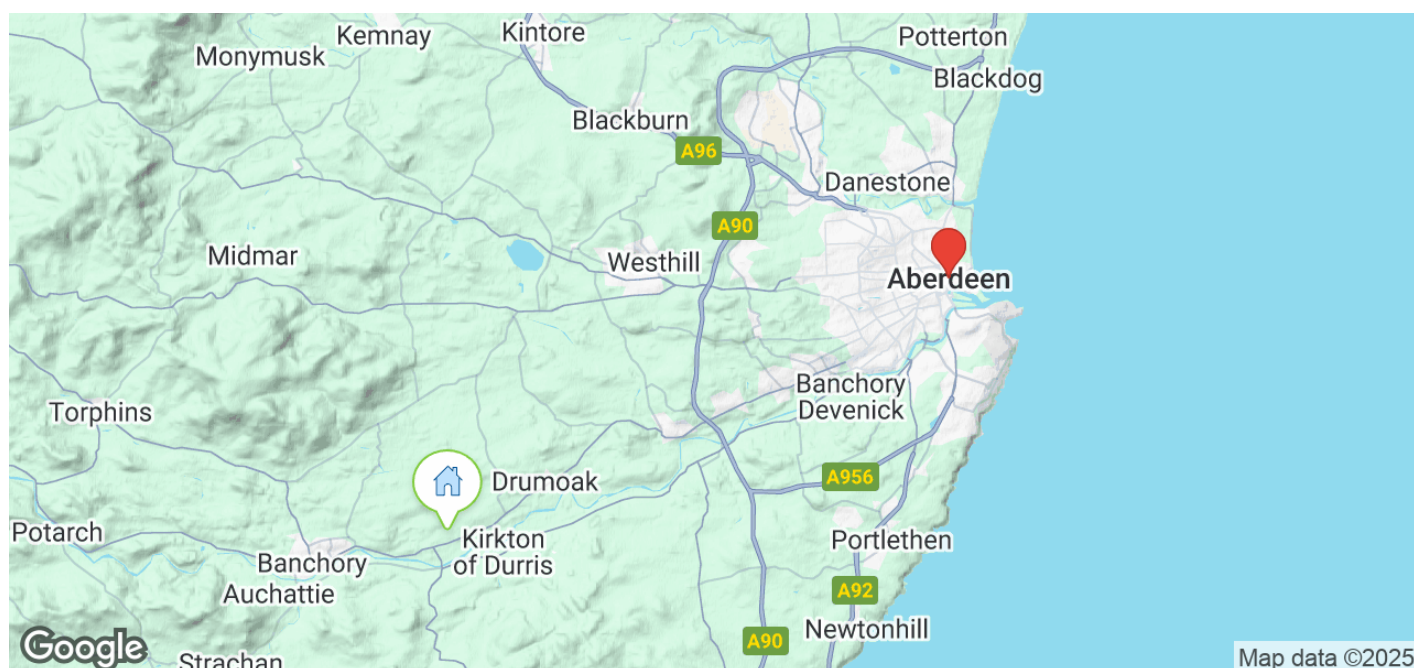
private gold courses and a driving range in addition to the various other leisure pursuits such as fishing, horse riding, hill walking, skiing etc. which are available on Deeside.

**Planning Permission** Full planning permission has been granted for the erection of a dwellinghouse. Further details are available from the Aberdeenshire Council website reference APP/2018/1254 or plans can be made available for inspection by appointment at the Banchory office. The current owners have obtained the required ground assessment, drainage recommendation and tree survey reports, all of which are available on request.

**Services** Mains water and electricity services are available nearby with the purchaser responsible for connection. Drainage will be to a septic tank to be installed by the purchaser.

## Directions

From Banchory travel east on the North Deeside Road, at Crathes continue past the crossroads leading to the slug road. There are a group of houses on the right hand side and Maybank/plot is the last property. Go through the gates leading to Maybank and the plot is directly on your right.



### View this property here

<https://www.aspc.co.uk/search/property/342894/Building-Plot-At-Maybank/Banchory/>

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