

Plot C, Auchnabo, Slains Estate,

Collieston, Ellon, AB41 8SJ

Price Over

£50,000

Under offer



Contact Solicitor

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Features

Description

Building plot extending to appx 1.766 acres with full planning permission for the erection of a four-bedroom detached dwelling-house with integral garage. Entry by arrangement.

Dreaming of your own grand design? An exciting opportunity has arisen to acquire a substantial plot in the heart of the glorious Buchan countryside at Auchnabo by Collieston, Aberdeenshire.

The plot is in an elevated position with open views of the countryside from all angles. While there is existing planning permission for a sustainable, 4 bedroom family home, it is thought possible that an amendment to planning would be considered in line with the buyer’s own preferred design.

The current proposed 4bed dwelling-house extends to around 205sqm and is an impressive, architect designed residence, beautifully designed to reflect contemporary family living. The home opens to a welcoming entrance hall with convenient cloakroom. There is an abundance of living space with a generous open plan lounge/kitchen/dining. Also on the ground floor is a well-proportioned en-suite

bedroom which could also be used as an extra family room, home office or children's den. Upstairs there is a master bedroom with ensuite and two further generous bedrooms.

The plot will be sold with mains water to the boundary and electricity nearby with buyers responsible for arranging their own service connections and private drainage.

Key Features:

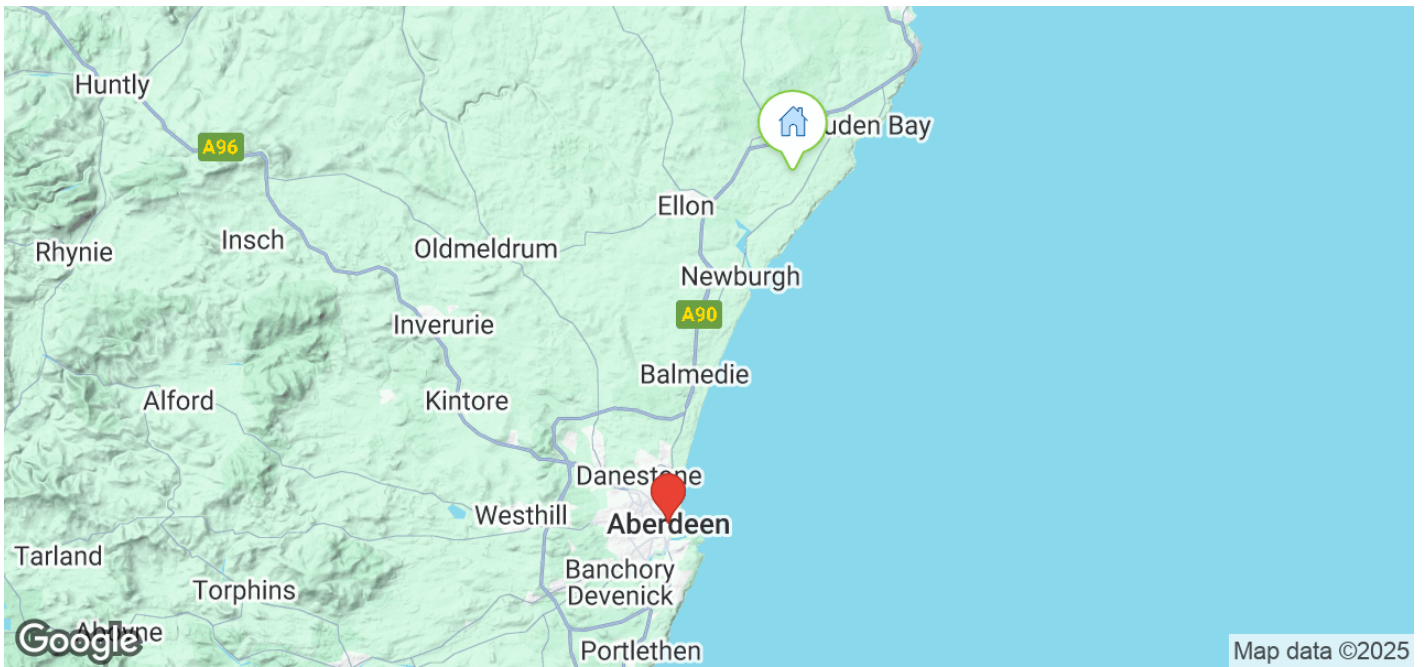
- Extensive self-build plot in beautiful location
- Land extends to 1.766 acres
- Full PP for sustainable 4bed family home
- Utilities and services nearby
- Close to Slains Primary School
- Easy drive-time to AWPR

Planning Permission Details of full planning permission can be viewed on Aberdeenshire Council website Reference APP/2015/2507.

Location Auchnabo is located in a stunning, rural position close to Collieston and situated off the main road from Newburgh to Cruden Bay. Nearby is Slains Primary School with the thriving town of Ellon around 15 minutes' drive-time. The town provides ample shopping outlets, butchers, bakers, hairdressers, hotels and restaurants. Ellon is also well-served by leisure and sporting facilities including the Meadows sports facility and Macdonald Golf Course. While younger children can attend Slains Primary, older pupils will attend Ellon Academy and Community Campus where there are further sports facilities and a swimming pool.

Directions

From Aberdeen travel north along the new A90 dual carriageway towards Ellon. Look for the slip road to the left, well signposted for Foveran and Newburgh. Continue off the slip road towards the small roundabout and follow the signs for Newburgh A975. Pass through the village of Newburgh and drive around 5 miles through the open countryside until you reach Slains Primary School. At this junction turn left and proceed along the small country road for around 1.5 miles. Look out to the right for a sign marked Auchnabo and a distinctive, Ledingham Chalmers for sale sign. Follow the rough track for a short distance and the site(s) can be found at the end of the track – again marked with a LCEA for sale sign.



View this property here

<https://www.aspc.co.uk/search/property/342934/Plot-C-Auchnabo--Slains-Estate/Ellon/>

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