

## Broombrae,

Newmachar, Aberdeen, AB21 7PZ

Fixed Price

**£110,000**

**Under offer**



### Contact Solicitor

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Coming soon



Coming soon



Coming soon



## Features

## Description

**BUILDING PLOT WITH FULL PLANNING 10 MILES FROM THE CITY CENTRE OF ABERDEEN**

**LAST REMAINING 1000 SQ METER PLOT ON A 4 HOUSE DEVELOPMENT SITE**

**LOCATION** The plot is located in a quiet area of natural beauty, convenient for the village of Newmachar and 10 miles from Aberdeen city centre. Aberdeen Airport and the industrial estates at both Bridge of Don and Dyce are within easy commuting distance. Locally there is a Primary School, with Secondary schooling provided in Dyce. Also available in Newmachar is a good selection of shops, a Post Office and a wide variety of recreational facilities including two excellent 18 hole Golf Courses and Club House.

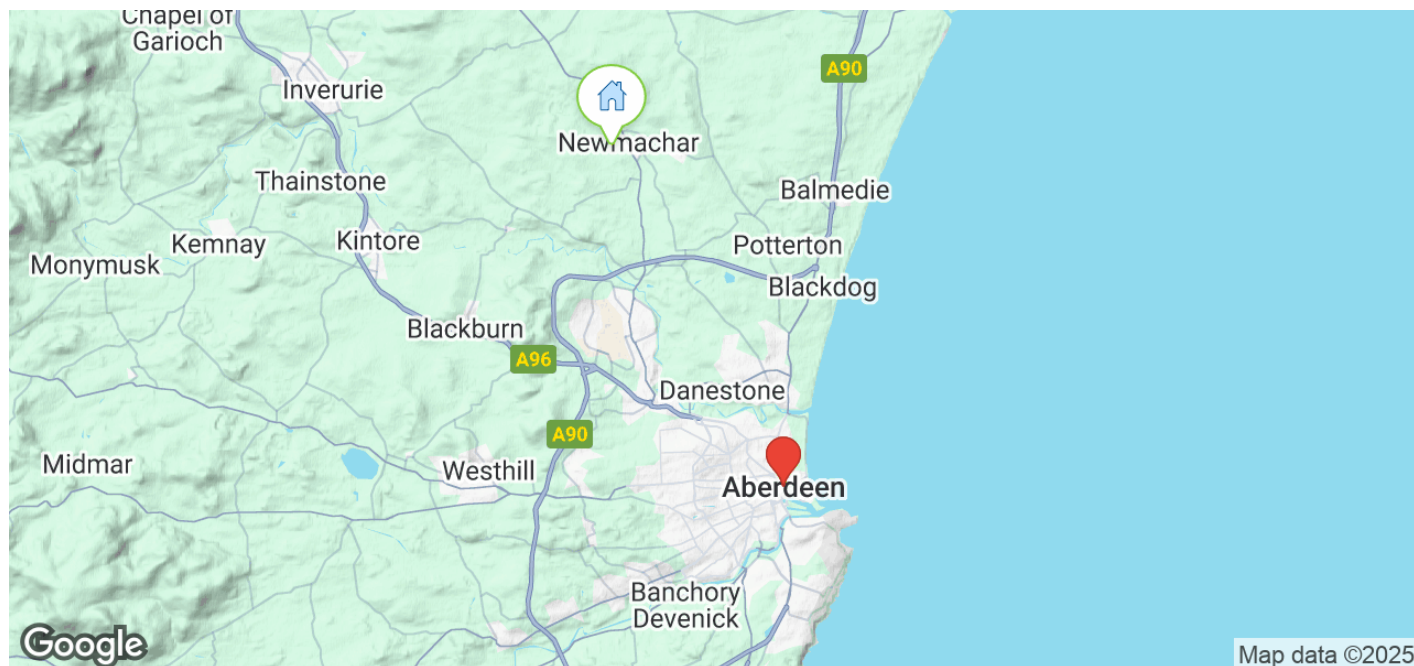
**PLANNING PERMISSION** Full planning permission has been granted for the erection of a four-bedroom dwellinghouse. Details can be viewed on Aberdeenshire Council Website Ref:

**APP/2018/1669** and **APP/2018/2656.**

**SERVICES** Mains water and electricity are on site. Drainage will be by way of an individual septic tank and soakaway, which will be required to be installed by the prospective purchaser as part of the development (Percolation test already passed). The developments are served by an exclusive private road, which connects to an adopted road.

**DIRECTIONS** When entering Newmachar from Aberdeen, take the first left onto Corseduick Road. Follow this road for approximately 500m past the new houses on the left hand side and take the road on the left hand side. Continue out of the village past the New Manse and War Memorial for a further 0.5 miles. The entrance to Broombrae is on the right hand side, clearly indicated by a Burnett and Reid for sale sign.

For Health and Safety reasons, prospective purchasers are asked to note that, given the potential hazards, caution must be exercised to ensure personal safety.



### View this property here

<https://www.aspc.co.uk/search/property/342984/Broombrae/Aberdeen/>

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