

STEWART & WATSON

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4 BUILDING PLOTS AT BROWN HILL CROFT, METHLICK, ELLON. AB41 7BU



4 Good Sized Building Plots in rural location

- ... Plots extend to approx.. 0.32 acres/0.13 hectares
- ... Services available on site
- ... Attractive rural setting
- ... Ellon 11 miles. Aberdeen 25 miles
- ... Early entry available

Plots 1, 4 and 5 – Offers over £90,000

Plot 3 – Offers over £100,000

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TYPE OF PROPERTY

These building plots lie approx. 2 miles from Methlick and 25 miles from Aberdeen. The plots lie adjacent to a public road.

PLANNING PERMISSION

Planning Permission for this residential development under application references F/APP 2004/1379, F/APP/2007/2653 and F/APP/2013/3108 dated respectively 14th October 2005, 6th March 2008 and 29th November 2013 has now lapsed. The seller has formed the access to the development with a tarmac road, and built entrance walls at each site. Each site has been individually fenced off.

There were originally 5 sites, but one site has been sold and a house erected on the same.

SERVICES

Electricity and telephone connections are on site and there will be a shared private water supply with drainage to individual septic tank and soak away systems. There is also a connection on site for rain water. It will be the responsibility of the purchaser to install any septic tank and soakaway and to connect into the appropriate supplies. There is a Deed of Conditions relative to these building plots regulating the private water supply system which serves the development.

Entry

A suitable date of entry can be negotiated.

Viewing

The Plots can be viewed, preferably by phoning Mr and Mrs Finnie on 01651 806614 or 07751 363 375 or by calling on site.

Email

turriff.property@stewartwatson.co.uk

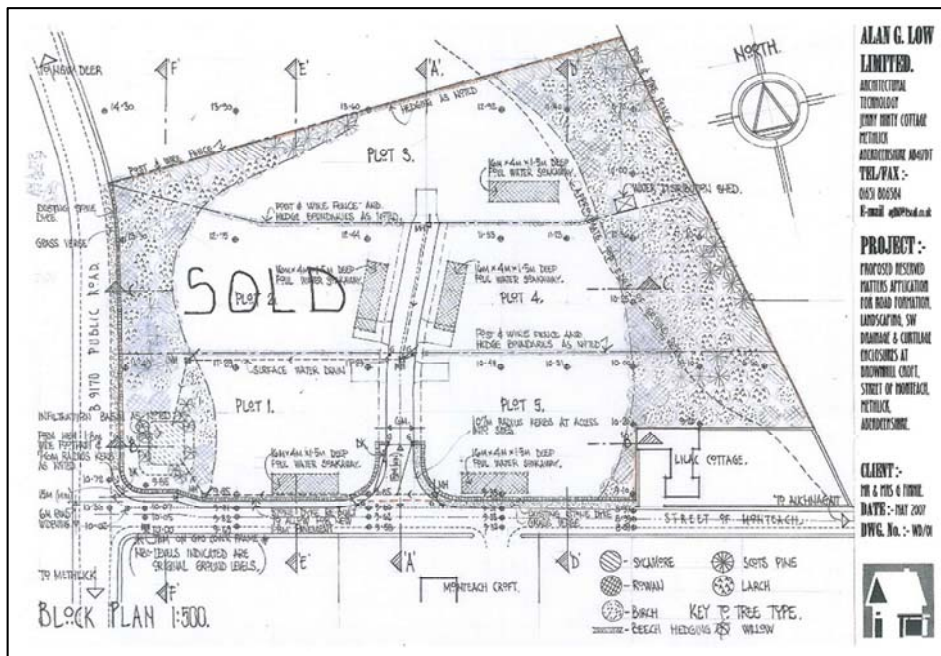
Offers

All offers should be lodged with our Turriff Office.

LOCATION

From the village of Methlick, cross the bridge and take the B9170 towards New Deer and carry on uphill for 2 miles and take the road on the right marked Skelmonae and the plots are on the left hand side.

Reference: DDP/TUR/E18



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property. Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars.

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