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PLOT AT MICHALEMUIR CROFT YTHANBANK, ELLON AB41 7TE



Building Plot with Full Planning Permission

- Full Planning for the Erection of Three Dwellings
- Plot Extends to approximately 5326m² (0.53 Ha.)
- Views over surrounding countryside
- Planning Application No. APP/2023/1028
- Individual Plots can be sold separately

Offers Over £300,000

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TYPE OF PROPERTY

We offer for sale this building plot which is located on the outskirts of the popular hamlet of Ythanbank, well placed for commuting to Dyce, Aberdeen and the City Centre. The plot extends to approximately 5326m² (0.53 Ha.) with Full Planning Permission granted by Aberdeenshire Council for the erection of Three substantial Detached Five Bedroom Dwellings. Planning Application No. APP/2023/1028 The plans and planning documentation can be made available for inspection at our Oldmeldrum Property Shop.

ACCOMMODATION

The proposed accommodation, envisaged in the planning consent will comprise:- Ground Floor Entrance Vestibule, Hallway, Lounge, Open plan Kitchen/Dining/Family Area, Rear Vestibule, Utility Room, Two Bedrooms (one En Suite) and Bathroom. First Floor Master Bedroom with En Suite and Dressing Area, Two Further Bedrooms and Shower Room.



Plot extends to approximately 5326m² (0.53 Ha.)

SERVICES

Services are believed to be nearby and any potential purchaser will need to satisfy themselves on the availability and suitability of any services required for the development.

Entry

By arrangement

Viewing

By contacting our Oldmeldrum Office on 01651 872314 to arrange an appointment.

Email

oldmeldrum.property@stewartwatson.co.uk

Offers

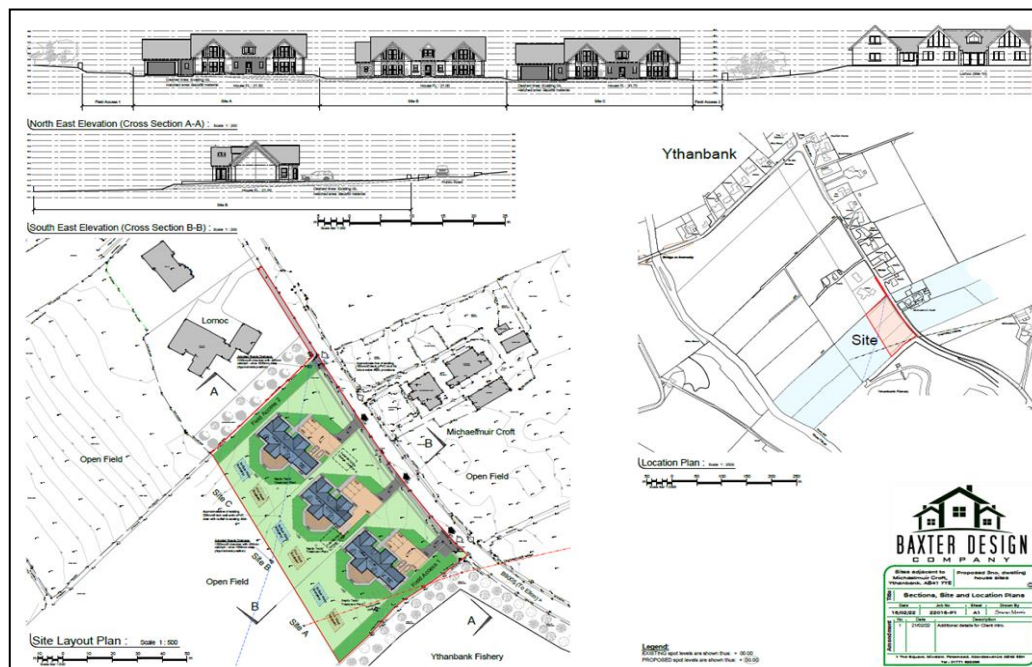
All offers should be submitted in writing to our Oldmeldrum Office.

LOCATION

Ythanbank is a small hamlet well placed for commuting to Ellon, Dyce, Aberdeen and the City Centre. There are ample shopping, sports and recreational facilities with excellent local amenities within Ellon and also primary schools and the Ellon Academy Community Campus with sport and recreation facilities. A short distance from historic Haddo House with its extensive Country Park, providing ample recreational facilities.

Reference

Oldmeldrum/DDP/F23



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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59 High Street, Turriff AB53 4EL
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