

# Raeburn Christie Clark & Wallace

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## Aberdeen

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AB11 6BX  
Tel 01224 56 46 36

## Banchory

75 High Street  
AB31 5TJ  
Tel 01330 82 29 31

## Ellon

7 The Square  
AB41 9JB  
Tel 01358 72 07 77

## Inverurie

6 North Street  
AB51 4QR  
Tel 01467 62 93 00

## Stonehaven

1 Market Buildings  
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## BUILDING PLOT AT MORESEAT, HATTON, AB42 0RQ



**Plot with Full Planning Permission for Erection of  
a Detached Four Bedroomed Dwelling and Garage**

OFFERS OVER  
**£70,000**

# Overview

A rare opportunity has arisen to develop this beautifully appointed sizeable building plot. Full planning permission has been granted for the erection of a detached four bedroomed dwellinghouse and garage, and on completion will enjoy a tranquil setting, backing onto forestry trees and accessed off a private drive. The completed property will comprise a vestibule and hall, lounge, kitchen/dining/family room on open plan, master bedroom with en suite shower room, three further bedrooms and bathroom. It affords an ideal opportunity to reside in pleasant country surroundings, away from the pressures of the city, whilst not being isolated and within commuting distance of Aberdeen, Bridge of Don, Dyce and Peterhead.

## Permissions

Full planning permission was granted by Aberdeenshire Council for the erection of a detached four bedroomed dwellinghouse and garage. Copies of the relevant plans and permissions are available for inspection through the Selling Agent's Ellon office. There is a further building plot for which full planning permission has been granted for the erection of an identical dwelling and this is available under separate negotiation with the seller.

## Services

Drainage to a septic tank - to be installed by the purchaser. The property will be served by a private water supply - to be installed by the purchaser. Mains services are available nearby - for connection by the purchaser.

## Location

Hatton is a small Village situated in the heart of rural Aberdeenshire, affording the opportunity to reside in pleasant tranquil surroundings, away from the pressures of the city and yet within easy commuting distance of Aberdeen, Dyce and Peterhead and some 10 minutes drive of Ellon. Amenities include a local pub, a variety of shops, post office, doctors' surgery and primary school. A public hall next to the primary school offers a wide range of activities for all ages, including a playgroup, mother and toddlers, Rainbows, Brownies, Guides, amateur dramatics, bingo, senior citizens and rural. To the rear of the hall are two all-weather tennis/5-a-side football courts and a small skate park. There is a choice of secondary education at either Ellon or Peterhead.

## Directions

From Ellon proceed along the A90 Aberdeen/Peterhead coast road, and keep to the right at the Toll of Birness, still on the A90. Proceed past the village of Hatton and turn left at the sign for Hardslacks. Continue along for approximately 2 miles where there is a sharp right hand bend. At the bend take the gravelled unadopted track road on the left and continue down to the bottom of the track. The track to the plot is on the left hand side of the granite pillars.

## Viewing

Please go along to the site at any time or telephone the Selling Agent's Ellon office.

## Office reference: JHN/JC/Ellon

WHILST THESE PARTICULARS ARE BELIEVED TO BE CORRECT, THEY ARE NOT GUARANTEED AND ARE NOT TO FORM PART OF ANY CONTRACT OF SALE.

