

# Raeburn Christie Clark & Wallace

for life & business

## Aberdeen

399 Union Street  
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  
AB39 2BY  
Tel 01569 76 29 47

## E-mail:

property@raeburns.co.uk

[www.raeburns.co.uk](http://www.raeburns.co.uk)

## SITE AT SOUTH BURNSIDE, YTHANBANK, AB41 7UB



**Prime Building Plot with Planning in Principle  
for Erection of a Detached Dwellinghouse**

OFFERS OVER  
**£120,000**

# Overview

A rare opportunity has arisen to develop this prime, well appointed building plot. Planning permission has been granted in principle by Aberdeenshire Council for the demolition of existing agriculture buildings and the erection of a detached single or one and a half storey dwellinghouse. On completion, it will enjoy a tranquil setting, located in a peaceful country location, on the outskirts of the small hamlet of Ythanbank, and yet within easy commuting distance of Aberdeen, Bridge of Don, Peterhead and the airport at Dyce.

## Permissions

Planning permission was granted in principle by Aberdeenshire Council on 28th May 2013, for the demolition of existing agricultural buildings and for the erection of a detached single or one and a half storey dwellinghouse. Copies of the relevant plans and permissions are available for inspection through the Selling Agent's Ellon office. Alternatively, the permissions can also be viewed on line at [www.aberdeenshire.gov.uk/planning](http://www.aberdeenshire.gov.uk/planning) (Ref: APP/2012/4044). There is also a further building plot at the same location which also has outline planning permission for the erection of a detached dwellinghouse, and this is available to purchase 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 which will be installed by the purchaser. Mains services are available nearby-purchaser responsible for connection.

## Location

Ellon is a thriving country town on the banks of the River Ythan situated midway between Aberdeen and Peterhead and only 15 miles from Aberdeen Airport. There are ample shopping, sports and recreational facilities with excellent local amenities. Ellon also has a good academic reputation with three primary schools and an academy with adjoining community centre.

## Directions

From Ellon, proceed west out of the town along the B9005, following the signs for Ythanbank. As you come into Ythanbank, pass straight through the village and turn right at the sign for Schivas. Continue along this road until reaching the crossroads and turn right. Turn left along this road at the sign for South Burnside, as indicated by our For Sale board. This track will lead you down to the site.

## 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.

