

# 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 ADJACENT TO HOBSHILL, HATTON, AB42 0QT**



**Serviced Plot with Outline Planning  
Permission for Erection of Detached Dwelling**

OFFERS OVER  
**£68,000**

# Overview

An excellent opportunity has arisen to purchase this prime serviced building plot which occupies a glorious setting on the periphery of Hatton, overlooking Hobshill. The plot extends to approx. 1/3 of an acre and planning has been granted in principle for the erection of a detached dwellinghouse, allowing an excellent opportunity for the buyer to create their own individual home to suit their family needs. The completed property will enjoy a glorious setting, yet literally on the doorstep of the popular and expanding village of Hatton with its excellent schooling, shop, health centre and the Hatton Mill Bar. Ideally located not far from Ellon, Cruden Bay and Peterhead, on completion of the AWPR, scheduled for late 2018, this property will make for an easy commute to the city of Aberdeen, approx. 24 miles south, and major road links.

## Planning Permission

Copies of the relevant plans and permissions are available for inspection through the Selling Agent's Ellon office. They are also available to view online at Aberdeenshire Council Planning website (Ref: APP/2018/0811).

## Services

All services on site.

## 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 out of the town along the A90 Aberdeen/Peterhead coast road and at the Toll of Birness, keep right, still on the A90. Continue along the A90 and as you approach the village of Hatton, turn left onto Main Street. Continue along Main Street and keep to the left at the Hatton Mill. Just after passing the modern housing development at Hobshill, turn left onto a minor single track road, as indicated by our For Sale board. The plot is located along this road on the left hand side.

## Viewing

Please go along to the site or telephone 07880 208492 or 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.

