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DERELICT BYRE AT REAR OF YTHANVIEW HOTEL, METHLICK, AB41 7DS



**Disused Byre with Full Planning Permission
for Extension and Conversion**

**OFFERS OVER
£85,000**

Overview

Disused Byre with Full Planning Permission for Extension and Conversion. An excellent opportunity has arisen to acquire this prime serviced building site which is situated within the charming village of Methlick and close to all its amenities. Full planning permission has been obtained for the extension and conversion of a derelict byre to form a substantial three bedroome dwellinghouse and single garage. The completed property will have a natural stone frontage and slate roof and will be connected to mains water and drainage. It will stand within sizeable grounds and enjoy fine views over the surrounding countryside.

Location

Methlick, a small village with a great community spirit, lies approximately 9 miles west of Ellon and is within easy commuting distance of Aberdeen (approximately 22 miles). There are a few shops, a hotel, a reputable primary school with secondary education at Ellon/Meldrum Academy.

Planning Permission

Copies of the Planning Permission granted by Aberdeenshire Council on 28 August 2006, together with relevant plans are available for inspection through the selling agent's Ellon Office. The plans can also be viewed online at www.aberdeenshire.gov.uk/planning (Reference 2005/3773).

Services

A public sewer has been installed - the purchaser will require to connect. The property will be served by a mains water supply - purchaser responsible for connection. Mains electricity and telephone are also available nearby - purchaser to connect.

Directions

On approaching Ellon north along the A90 Aberdeen/Ellon road, proceed over the bridge and straight ahead at the roundabout onto Bridge Street. Take the first road on the left onto Station Road (signed Ythanbank/Methlick) and follow the signs for Ythanbank. On entering Ythanbank, turn left at the junction and continue along this road for several miles until reaching Methlick. The site can be accessed along a mutual lane which runs up the side of the Ythanview Hotel situated on the Main Street.

Viewing

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.

