

FOR SALE

RESIDENTIAL DEVELOPMENT SITE

MILLDALE, UDNY, ELLON AB41 7PQ



LOCATION:

The development site is located within the Udney area which can be found just a short distance south of Pitmedden and approximately 11 miles to the north of Aberdeen. The site itself is located within close proximity to the B900 and B999 junction just a short distance to the south of Pitmedden. Directly opposite the site is a residential development of executive homes known as Hunters Rise.

The Ordnance Survey extract overleaf is for identification purposes only.

DESCRIPTION:

The subjects comprise of an area of ground which at present comprises of a detached industrial unit with associated yard along with undeveloped agricultural land.

- PLANNING PERMISSION IN PRINCIPLE FOR 5 EXECUTIVE DWELLINGS
- COMMUTING DISTANCE TO ABERDEEN
- OFFERS INVITED

VIEWING & FURTHER INFORMATION

By arrangement with selling agents:

J & E Shepherd
Chartered Surveyors
35 Queens Road
Aberdeen
AB15 4ZN

Tel : (01224) 202800
Fax : (01224) 202802

www.shepherd.co.uk



PLANNING:

The site has been granted planning permission in principle for the erection of 5 executive dwelling houses subject to a number of conditions which can be found using Reference: APP/2011/2880 via www.aberdeenshire.gov.uk/planning. The planning permission was granted on the 24th April 2014 which also has the inclusion of 7 business units which our client will be developing.

Notwithstanding, individuals should make their own enquiries with the Local Planning Authority in order to establish the suitability of their proposed use should it differ from the current planning permission.

CLOSING DATE:

Interested parties should note their interest formally through their legal representative in order to be informed of any forthcoming closing dates.

PRICE:

Offers are invited for our client's interest in the subject site. Offers which do not contain suspensive planning conditions will be favourably considered although offers including such provisions will be entertained.



VAT:

All rents, prices, premiums etc are quoted exclusive of VAT.

VIEWING:

For further information or viewing arrangements please contact the sole agents:-



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Publication date: July 2014
Email: j.morrison@shepherd.co.uk
Contact: James Morrison

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