



- Plot of Land Situated Within the Delightful Village of Potterton
- Measuring Approximately 0.25 Acres
- Services, Including Mains Water, Sewage, Gas & Electricity, are on Site
- Site has Planning Permission in Principle for Residential Development: APP/2022/1599.
- Fabulous Opportunity to Build a Family Home Provided Detailed Permissions are Sought
- Close to Local Amenities & the AWPR Providing Easy Access to Both North & South of Aberdeen City

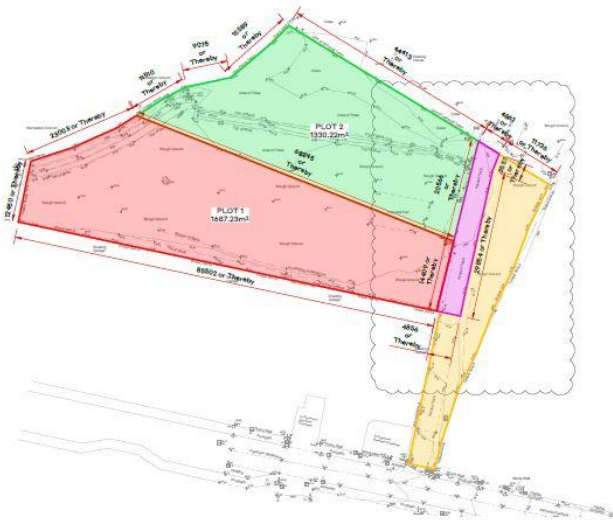
Viewing contact Peterkins
(01224) 428100

Ref: 37365/3

Plot 1, Land at Panmure Gardens,
Potterton, AB23 8UG

Price £100,000

peterkinssolicitors



Description:

We are delighted to offer for sale this **plot of land** situated within the delightful village of Potterton, offering a fabulous opportunity to build a family home providing the necessary permissions are sought. The plot measures approximately 0.25 acres and will be fully serviced with mains water, mains sewage, gas and electricity.

Land in this area is rarely available therefore early viewing is advisable.

Location:

Potterton is a small quaint village surrounded by fields and farmland only seven miles from Aberdeen City Centre. There is a frequent bus service to the city and Dyce Airport is less than 10 minutes' drive away. The industrial estates at both Dyce and Bridge of Don are within easy commuting distance and access to the north and south of city is via the AWPR bypass route which is situated only a few minutes' drive from the property. Potterton also has a great family run pub and community hall running various activities.

Directions:

From Aberdeen, traveling north along the A90 Aberdeen/Ellon road, turn left at the B&Q roundabout, onto the B999 Pitmedden/Tarves road. Continue until reaching Potterton and turn right onto Panmure Gardens. The plot is indicated by our "For Sale" sign. What3words: <https://w3w.co/resembles.crumbles.wound>.

Other Info:

The planning application can be viewed on the Aberdeenshire Council website, reference number: APP/2022/1599.

Do you want the best mortgage for you?

A Mortgage Advisor from our offices will be pleased to provide you with mortgage advice and recommendations unique to your individual circumstances. With our mortgage sourcing system we will review the best deals available from the UK's banks and building societies. For a free mortgage appointment, contact financial@peterkins.com or telephone 01224 428000. We may not be able to act for purchasers of the particular property. Authorised and Regulated by the Financial Conduct Authority. Your home may be repossessed if you do not keep up repayments on your mortgage. Written quotations are available on request.

All measurements have been taken using a sonic tape measure and therefore may be subject to a small margin of error. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.