



Plot at 30 Woodend Place,
Aberdeen, AB15 6AN

Fixed Price £145,000

peterkins



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- Prime Plot of Land in a Sought-After West End Location
- Extensive 466 Square Metres of Land
- Planning Permission Granted for a 3 Bedroom Detached House- building costs for the house is believed to be in the range of £215,000- £230,000 depending on specification
- Opportunity to Extend to a 4 Bedroom Detached House with Permitted Development Rights
- Close to Local Amenities

Viewing contact Mr Duncan
on 07515569814 or Peterkins
on (01224) 428100

Ref: 30909/8

Description:

A fantastic opportunity to acquire a prime plot of land in the highly sought-after West End of Aberdeen - residential building plots rarely become available in the West End of the city. Located on the prestigious Woodend Place/Woodend Crescent, this plot offers immense potential for building your dream home. With detailed planning permission already granted for a stunning 3-bedroom detached house, there's even room for expansion to create a 4-bedroom home under permitted development rights.

Location:

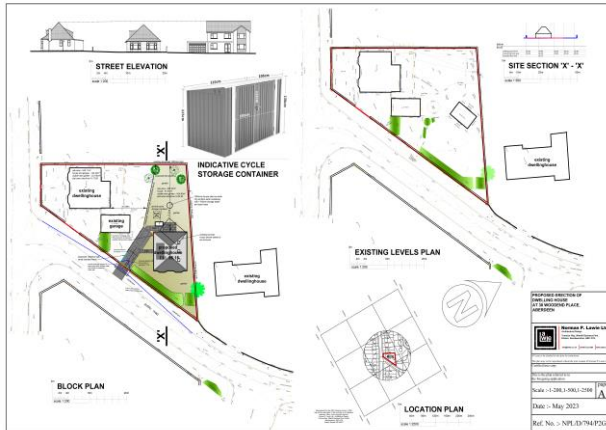
Woodend Place is a pleasant and quiet residential area in Aberdeen's West End, just off Queen's Road and within easy reach of the City Centre. The property also provides easy access to the west towards Alford and Deeside through Kingswells and Westhill and the Aberdeen by-pass is only 10 minutes' drive away, providing easy access to all routes to both the north and south of the city and to the airport. There are an excellent range of amenities close by including Hazlehead Park with its woodland walks, a choice of public golf courses and some local shopping facilities. There are good primary and secondary schools and children's play areas only a short distance away.

Directions:

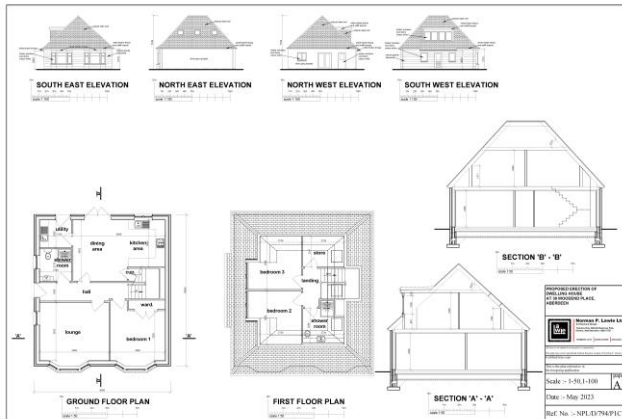
From City Centre proceed towards Hazlehead along Queens Road and at the Hazlehead Roundabout turn right into King's Gate and first left into Woodend Place. Number 30 is on the right at the junction with Woodend Crescent with the plot physically located on Woodend Crescent.

Key Features:-

1. **Ideal Location:** Situated in the desirable west end of Aberdeen, known for its tranquil surroundings and close-knit community.
2. **Proximity to Hazlehead Park:** Enjoy the convenience of having Hazlehead Park just a stone's throw away. This expansive park offers a range of amenities, including picturesque golf courses, perfect for golf enthusiasts, and children's play parks, providing endless entertainment for the whole family.
3. **Tranquil Gardens:** Take advantage of the park's tranquil gardens, offering a peaceful escape from the hustle and bustle of city life. It's the ideal place to unwind, relax, and enjoy nature's beauty.
4. **Plot Size:** Offering an expansive 466 square metres of land, providing ample space for your envisioned home and outdoor living areas.
5. **Planning Permission:** Planning permission has been obtained for a stylish and contemporary 3-bedroom house, designed to maximize space and natural light. See planning permission attached.
6. **Expansion Potential:** With permitted development rights, the opportunity to extend the property to create a 4-bedroom house further adds value and flexibility.
7. **Architectural Freedom:** The plot provides you with the freedom to collaborate with architects and designers to customize your dream home to your exact specifications.



8. **Scenic Surroundings:** Enjoy the charm of the West End, with its leafy streets, picturesque parks, and convenient access to nearby amenities.
9. **Excellent Transport Links:** Benefit from easy access to major road networks, ensuring smooth commutes and convenient travel throughout Aberdeen and beyond.
10. **Close Proximity to Amenities:** Discover an array of local shops, cafes, restaurants, and recreational facilities just a short distance away.
11. **Highly Regarded Schools:** Take advantage of nearby esteemed educational institutions, ensuring excellent choices for families.
12. **Investment Potential:** The west end of Aberdeen is a sought-after location, and historically has proved to be a sound investment.



Additional Information:

Interested parties are advised to conduct their due diligence and seek independent advice regarding any specific requirements or regulations related to construction, extensions, and permitted development. However, please note the Architectural Consultants who prepared the attached plans are available for consultation regarding the site and any refinements/extensions which interested parties may have in mind. Feel free to contact Norman P. Lawrie Limited in this connection, telephone: (01467) 633064 or email : michael@lawrie.co.uk

Don't miss out on this exceptional opportunity to secure a prime plot of land in the coveted West End of Aberdeen. With planning permission in place and the potential for expansion, this plot offers the ideal canvas for creating your dream home. Contact us today to arrange a viewing and explore the possibilities!

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.

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