



- Stunning 5 Acre Plot of Land
- Full Planning Permission Obtained for a Three Bedroom Dwellinghouse (Ref No: 200463/DPP)
- Access By Prescription
- Close to the AWPR Providing Easy Access to Both North and South of Aberdeen City

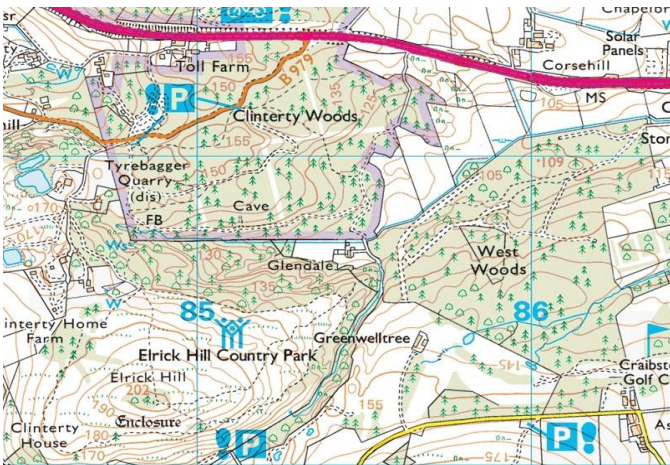
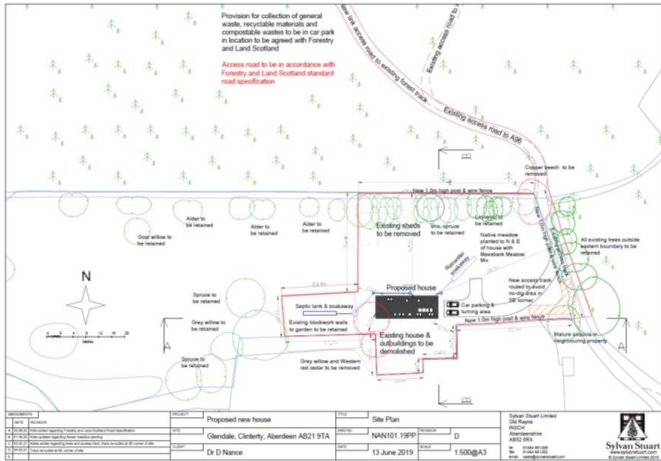
Viewing contacts:
David: 07808829921 and
Peterkins (01224) 428100

Ref: 2166/5
Tenure: Ownership

Land at Glendale, Kirkton of Skene,
Tyrebagger Road, Aberdeen, AB21 9TJ

Offers Around £150,000

peterkinssolicitors



Description:

We are delighted to present for sale this stunning **plot of land** situated within Tyrebagger Woods, offering immense potential to build your dream home. Glendale consists of a 4 acre smallholding with a derelict, partially demolished cottage and an adjacent 1 acre which was previously utilised as a plant nursery. It has burns on two sides and a water-collection tank on the adjacent hillside. The secluded site is surrounded by a Forestry Land Scotland (FLS) plantation, Clinterty Estate and Elrick Country Park, all with public pathways and bridlepaths.

The plot has full planning permission to erect a 1.5 storey, three-bedroom dwellinghouse. There is an on-site water supply and foul drainage would be to a new septic tank or mini-treatment-plant. There was electricity on site, but the cables have been removed. The poles are still in position and if they can be reused the electricity can be reinstated (at an additional cost). Access is by prescription. **NOTE:** The additional acre to the south was not purchased when the plans were originally submitted so is not included in them.

The planning application can be viewed on the Aberdeen City Council website, reference number: 200463/DPP.

Land in this area is rarely available therefore early viewing is highly recommended!

Location:

The area benefits from a wide range of amenities at nearby Bucksburn which include local shops, restaurants, a supermarket and library. A wide range of sporting and recreational attractions are available in the area including a sports centre, golf courses at Auchmill and Craibstone, salmon and sea trout fishing on the River Don and the opportunity to enjoy hill and forest walks in the surrounding area. The area is also particularly well placed for the industrial estates at Dyce and Aberdeen International Airport and there are reputable primary and secondary schooling close by. In addition, the AWPR is located minutes' drive from the property providing easy access to both north and south of the city.

Directions:

Leave Aberdeen in a westerly direction on the A96 and follow the signposts for Inverness/Blackburn. The access road is located just before the turn off to Kirkton of Skene and is indicated by our "For Sale" sign.

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.