PLOT 5, BROWNHILLS, NEWMACHAR AB21 7PZ



- **Building plot in a small development**
- **Lovely scenic location**
- **Set on the outskirts of Newmachar with ample amenities and Primary School**
- **Approval for a 3 bedroomed detached dwellinghouse with garage**
- **Good commuter base for Dyce, Aberdeen, Inverurie and surrounding**

OFFERS OVER £93,000

Interested parties welcome to attend the site for viewing

Peterkins
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Description: An opportunity has arisen to acquire a building site within a small development located on the outskirts of the popular Village of Newmachar. Perfect situation for those looking to build a property in the countryside with surrounding open views but be close great amenities and a Primary School while also being very easily commutable to Dyce, Aberdeen and with Inverurie and Ellon also located close by. A planning application has been approved for a 3 bedroomed detached dwellinghouse approximately 104m2 including the adjoining single garage (APP_2024_0896). The development site will also benefit from a pedestrian path to and from Newmachar.
Part of existing steading on the plot is to be demolished prior to sale. Services are located nearby and a septic tank will be required.

Location: Newmachar is a small village set in beautiful countryside to the north west of Aberdeen. There are a range of amenities including shopping facilities, a post office, library and community hall. There is also a primary school in the village and toddler groups. Dyce lies only 4 miles away, and has secondary schooling and a further range of shops and amenities. Newmachar itself is within easy commuting distance of the thriving City Centre of Aberdeen, Dyce railway station, with the Airport and Heliport also conveniently close by. There are ample leisure facilities in Dyce along with secondary education and two outstanding 18-hole golf courses.

Directions: The site is located to the south of the village of Newmachar and is reached from Aberdeen by travelling on the A947 Aberdeen to Banff road, take the turning on the left signposted to 'Brownhills' immediately before the entrance to Newmachar. Continue along this road and the plot is located on the right hand side clearly identified by a Peterkins For Sale sign.

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