

FOR SALE
DEVELOPMENT SITE

**GRAHAM
SIBBALD**



**Development Site, Collieston, Ellon,
Aberdeenshire, AB41 8RT**

- Development site with additional land
- Full planning permission for 3 detached houses
- Whole site extends to 1.38 Hectares (3.4 Acres) approximately
- Picturesque views
- Near Collieston Beach
- Seeking offers of £90,000 exc. as a whole



LOCATION

The subjects are located within Kirkton of Slains, Collieston, which lies approximately 14 miles East of Ellon and 20 miles North of Aberdeen City Centre. The village of Collieston is located within walking distance, lying just North of the Sands of Forvie Special Protection Area between Cruden Bay and Newburgh.

An exact location of the property is highlighted above on the plan overleaf.

DESCRIPTION

The subjects consist of a brownfield site, which originally housed Cransdale Cottages, and benefits from planning permission for the erection of three detached houses, extending to approximately 0.16 Hectares (0.4 Acres). In addition, there is a large parcel of land to the rear, extending to approximately 1.21 Hectares (3 Acres) or thereby, which could be further developed, subject to the relevant planning consents, or alternatively kept to provide additional outdoor space.

SERVICES

Services are located nearby and interested parties should make contact with local utility providers for further information.





PLANNING

The subjects benefit from detailed planning permission for three detached houses. The planning application can be found on the Aberdeenshire Council website under the application: APP/2020/1936.

GUIDE PRICE

£90,000 exc for the heritable interest of the whole site.

V.A.T

All prices, rents and premiums quoted are exclusive of any VAT that may be applicable.

ENTRY

Immediate, upon completion of legal formalities.

LEGAL COSTS

Each party will bear their own legal costs incurred in the transaction. The purchaser will be responsible for any Land and Buildings Transaction Tax (LBTT) and Registration Dues, as appropriate.

VIEWINGS & OFFERS

By prior arrangement with the sole selling agents, to whom all formal offers should be submitted in Scottish legal form.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2023



To arrange a viewing please contact:



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