

14 & 16 WAULKMILL CROFT

YTHANBANK, ELLON, ABERDEENSHIRE

Galbraith



Plot 14



Plot 16

14 & 16 WAULKMILL CROFT, YTHANBANK, ELLON, ABERDEENSHIRE AB41 7TD

Fantastic opportunity to acquire an excellent new house site, with full planning permission for a 5 bedroom detached home, in the popular village of Ythanbank by Ellon.

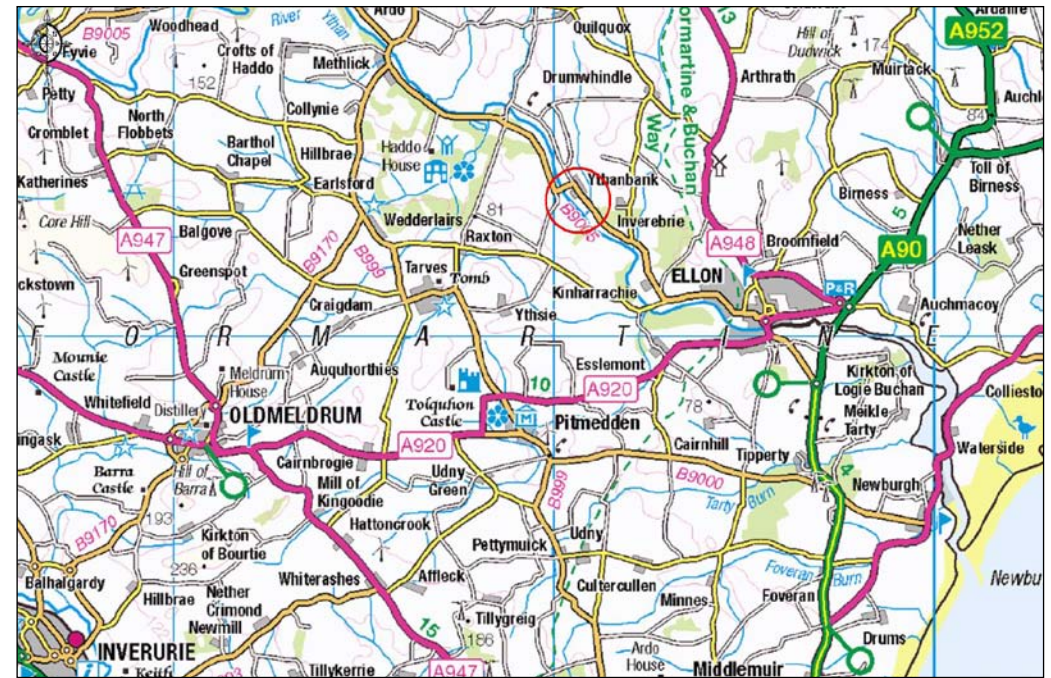
Ellon 4 Miles Inverurie 14 Miles Aberdeen 20 Miles

2 sites available

- The accommodation comprises:-
- Excellent new house sites
- 2 separate sites available
- Full planning permission in place
- 5 bedroom detached homes with garage
- South West facing gardens
- Last few sites available

Galbraith

337 North Deeside Road
Cults
Aberdeen AB15 9SP
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LOCATION

The Waulkmill Croft new house sites are located within the village of Ythanbank which is situated on the east bank of the River Ythan. The town of Ellon lies approximately 4 miles to the south east and provides an extensive range of amenities including primary and secondary schooling, supermarkets, local and national retailers, café and pubs.

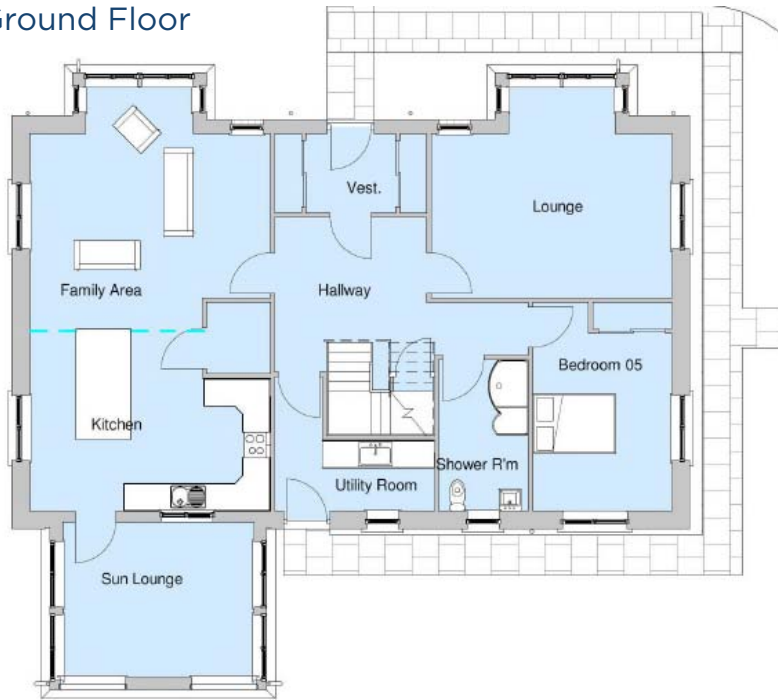
Aberdeen approximately 20 miles to the south provides all the leisure, recreational and entertainment facilities expected from a city. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights.

The area provides for a range of outdoor pursuits with renowned golf courses at Ellon, Cruden Bay, Newburgh and the Trump International Golf Links. Fishing can be found on the nearby River Ythan and wildlife can be seen at the Forvie Sands Nature Reserve approximately 10 miles to the south east.

DESCRIPTION

Both the two sites has full planning permission in place for an impressive 5 bedroom detached family home with detached double garage. The drive ways provide parking for several cars and the generous rear gardens have a superb South West position. Plot 14 & 16 are two of the last remaining sites within this development.

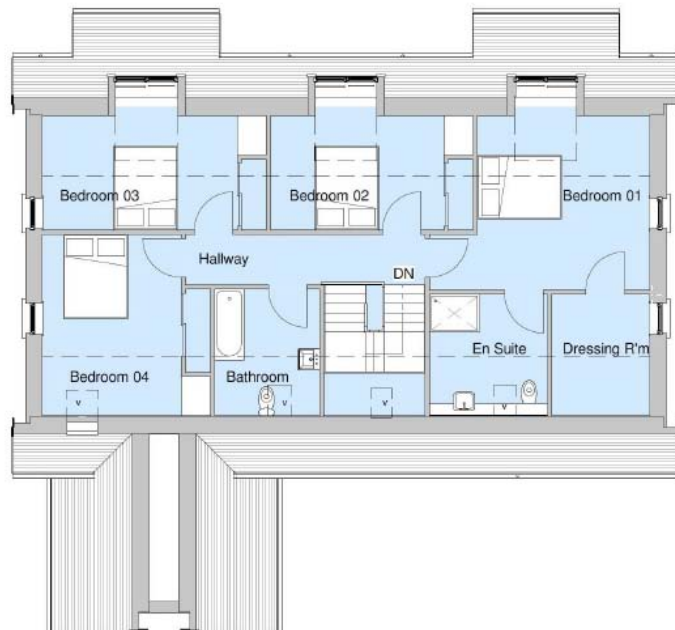
Plot 14 Ground Floor



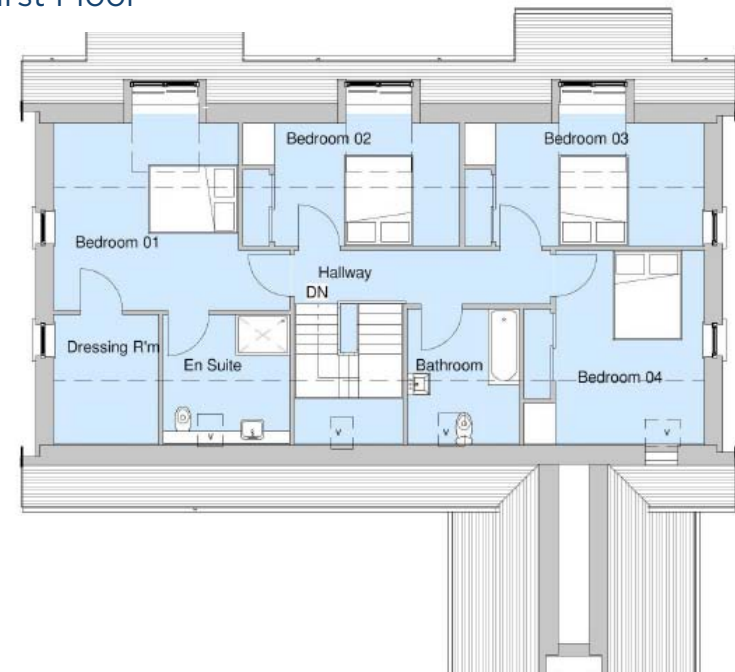
Plot 16 Ground Floor



Plot 14 First Floor



Plot 16 First Floor



PLANNING
Plot 14

Full planning permission was granted on the site by Aberdeenshire Council on 12th February 2018. Details of the planning permission are available on the Aberdeenshire Council planning portal website under the reference APP/2017/3135.

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=POUQZECAKV100>

Plot 16

Full planning permission was granted on the site by Aberdeenshire Council on 3rd February 2018. Details of the planning permission are available on the Aberdeenshire Council planning portal website under the reference APP/2017/3136.

<https://upa.aberdeenshire.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=POUQZP-CAKV400>

A copy of the planning consent and associated plans are available on request from the selling agents.

SERVICES

We understand that there is mains electricity and water located nearby. Drainage would be by means of a septic tank and soakaway.

VAT

Any purchaser must satisfy themselves as to the instance of VAT in any transaction.

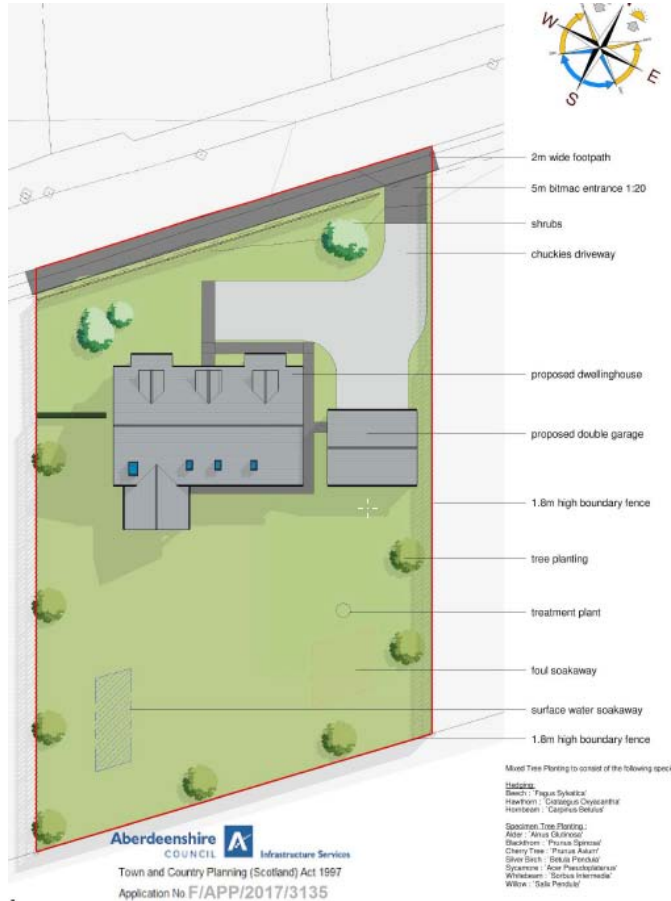
VIEWING AND FURTHER INFORMATION

Should interested parties attend unaccompanied then they should do so at their own risk and safety precautions should be taken. The appropriate caution should be exercised at all times during inspection of the site. All enquiries or requests for further information should be directed to the Sole Selling Agents, Galbraith Group, 337 North Deeside Road, Cults, Aberdeen AB15 9SN. Telephone enquiries should be made to Hannah Christiansen or Amy Price on 01224 860710 or by email to Aberdeen@galbraithgroup.com

DIRECTIONS

From Aberdeen, take the A90 north for approximately 12 miles. At the roundabout take the first exit onto the B9005. At the next roundabout take the second exit onto Bridge Street/B9005 after a short distance turn left on to Station Road/B9005. After about 1.7 miles turn right signposted Ythanbank and Methlick and continue on the B9005. After about 2.7 miles the subjects are located on the left.

Plot 14



Plot 16

