

An aerial perspective rendering of a farm complex. Three large, light-colored buildings with dark roofs are arranged in a triangular pattern. A large, white, rectangular barn is located on the right side. A winding road or path curves around the buildings. The area is surrounded by green fields and numerous trees. A few cars are parked in designated areas.

Galbraith

MELLENSIDE

INSCH, ABERDEENSHIRE

MELLENSIDE, INSCH, ABERDEENSHIRE

Exciting development opportunity with planning in principle for 3 detached houses, situated in a peaceful countryside location.

Insch 2.8 miles ■ Inverurie 7.6 miles ■ Aberdeen 27 miles

- Planning in principle for 3 detached dwellings
- Lovely rural location close to Inch & Inverurie
- Easy commuting distance to Aberdeen
- Private and generous plot size
- 3 plots individual priced

Galbraith

Aberdeen
01224 860710
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SITUATION

Mellenside is located in a rural setting 2.8 miles to the East of Inch and 7.6 miles North-West of the Aberdeenshire town of Inverurie. This makes it within easy commuting distance of Dyce, Bridge of Don & Aberdeen. The towns Inch and Inverurie are a short drive from the site where there are a variety of services available meaning occupants do not need to travel far for shopping, education and healthcare. Public transport is also available in these towns. Inverurie is an expanding and prosperous town with excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly and Elgin. There is an excellent health centre, cottage hospital, several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking. Aberdeen is some 27 miles away, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and is host to an airport providing both domestic and international flights

DESCRIPTION

A wonderful development of three 'L' shaped dwellinghouses are proposed upon the site. Private drainage arrangements are proposed, and a public water supply connection is sought.

POST CODE

AB52 6UB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/appealing.calculate.surcharge>

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.



