



## RESIDENTIAL DEVELOPMENT SITE AT TURRIFF

- Planning Permission in Principle for 8 houses
- Excellent Location close to Turriff
- 0.66Ha (1.64 acres) or thereby

**OFFERS OVER £200,000**

To view the property or for further information please contact:-

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**Location**

The site is located in an attractive rural setting in close proximity to the Aberdeenshire town of Turriff. The site is accessed from Balmellie Road between Turriff and Balmellie Farm, adjacent to the speed restriction signs when leaving the town and marked with an Aberdeen & Northern Estates sale board.

Turriff provides a range of local amenities including shops and a supermarket as well as benefitting from both primary and secondary schooling.

The City of Aberdeen (35 miles) can be reached in less than an hour by car and provides all of the facilities befitting the acknowledged capital of the North Sea Oil Industry. Aberdeen has a mainline railway station providing inter-city and sleeper services to the south and also an international airport operating regular flights to London and other UK cities, as well as overseas destinations.

**Description**

The site extends to 0.66Ha (1.64 acres) or thereby of farm land and is currently used for grazing livestock. Access is taken from Balmellie Road as per the attached Ordnance Survey extract.

**Planning**

The subjects comprise a part of the land zoned M1 under the Aberdeenshire Local Development Plan 2012.

Planning Permission in Principle was granted for the site on 12 September 2014 - [www.aberdeenshire.gov.uk](http://www.aberdeenshire.gov.uk) (Planning Ref: APP/2013/1097).

**Services**

Services including mains electricity and water are understood to be available nearby, although interested parties should make their own enquiries in this regard.

**Price**

Our client is seeking offers over £200,000 for their heritable interest. Please note all prices and premiums quoted are exclusive of any Value Added Tax and any Land and Building Transaction Tax payable.

**Entry**

Entry will be available on conclusion of the legal formalities or earlier by agreement.

**Viewing**

The site may be viewed at any time, subject to the prospective purchasers being in possession of a copy of these particulars.

**Note**

Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

**Date of Publication**

June 2015

*Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.*

