



Plot 1 at Nethermill,
Cruden Bay, Aberdeenshire, AB42 0SN

**ledingham
chalmers**
estate agency



Alternative view of site



Water of Cruden

Plot 1 at Nethermill, Cruden Bay, Aberdeenshire, AB42 0SN

**Building site with planning permission and
immediate build start**

- Development opportunity
- Rural location
- Close proximity to Cruden Bay
- Easy access to A90
- Services available nearby
- Immediate start for building



0 beds.



0 bathrooms.



0 public rooms.

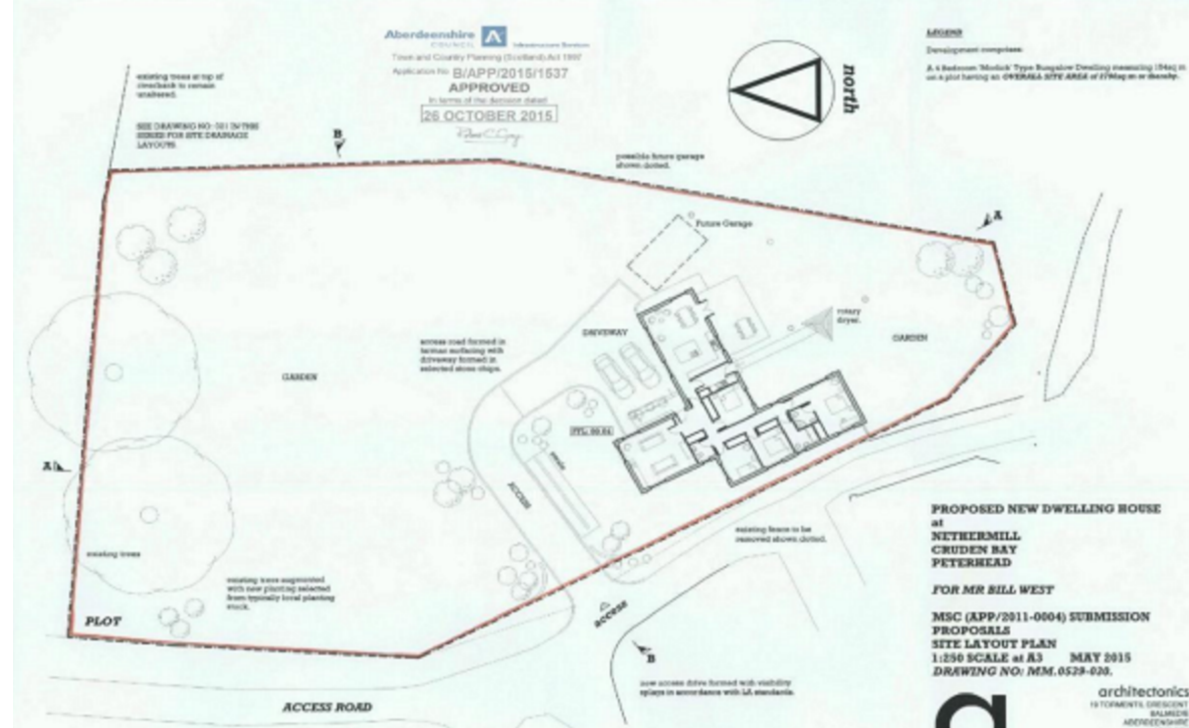
Building site with planning permission and immediate build start

The current owners have obtained planning for erection of a four bedroom detached dwellinghouse with two public rooms (APP/2015/1537). Full planning permission has also been granted for the erection of a detached double garage with office above (APP/2019/0782).

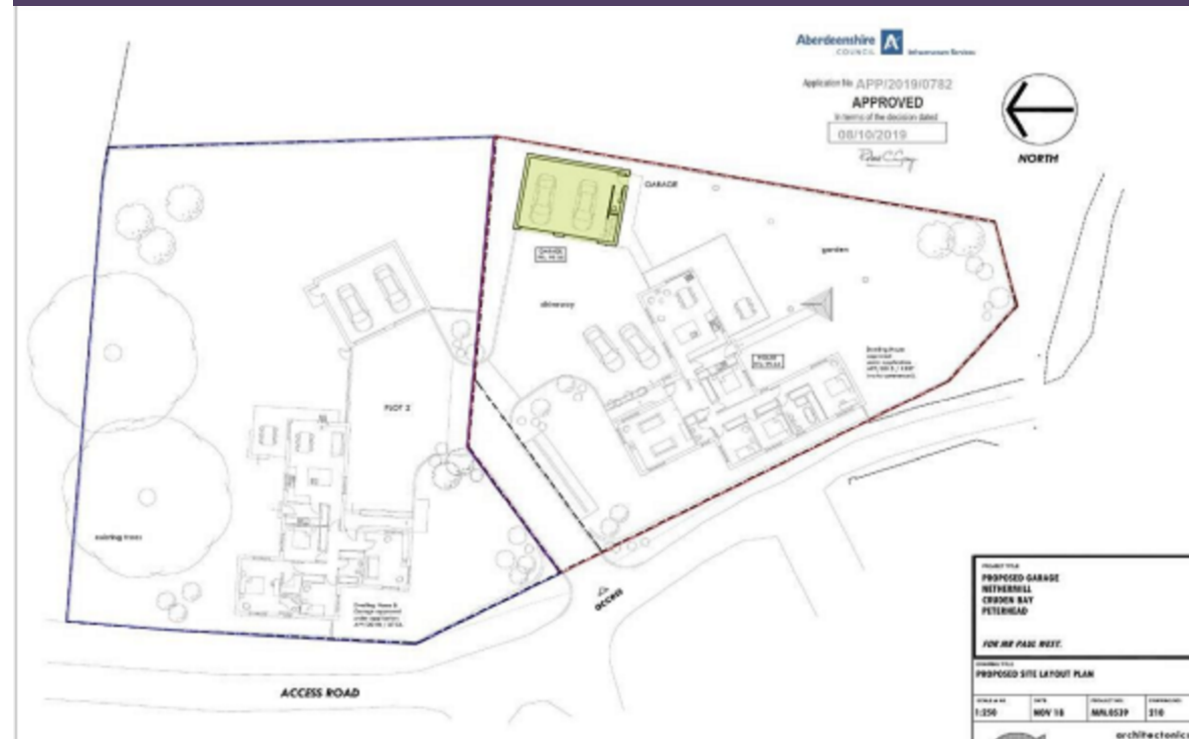
The plans show the potential that this fantastic new residential property will have and not only do the sites benefit from full planning consent but both offer an immediate build start with building warrant consent also being in place.

The full planning documentation may be viewed online: www.aberdeenshire.gov.uk/planning

It is understood that mains water, electricity and telephone line are close to the site. Drainage would be to a septic tank. It would be the responsibility of any prospective purchaser to satisfy themselves regarding connection to the services and costs involved.



Site 1 - Layout Plan - House



Site 1 - Layout Plan - Garage & Office

Accommodation and plans

Directions

From Cruden Bay turn onto Golf Road and travel along for a few hundred meters until reaching the hamlet of Nethermill. Take the next road on the left over the bridge crossing the Water of Cruden finding the sites located further up on the left hand side.

Location

Enjoying a superb rural location only a few minutes' drive from the popular coastal village of Cruden Bay, these building plots offer an excellent development opportunity and have views over the Buchan countryside.

Arrange a viewing

Viewing By appointment telephone 07843 612627 or by arrangement with Ledingham Chalmers on 01224 632500

Contact us

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Whilst every effort has been made to ensure the accuracy of the information contained in this Schedule, including the floor plan (if applicable) please note that all measurements have been taken with a sonic tape measure and as a result are only approximations; the measurement of doors, rooms and windows and all other items are approximate and no responsibility is taken for any error, omission or mis-statement. Any plans are for illustrative purposes only and should be used as such by prospective purchasers.