

25 Albyn Place, Aberdeen AB10 1YL
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For Sale

Residential Development Site for Five Detached Houses



**Findon Road, Findon,
Aberdeenshire, AB12 3RN**



1.18 Acres (0.48 Hectares)



Location:

The site is located within the hamlet of Findon, close to Portlethen and approximately 8 miles south of Aberdeen.

The site is located to the north of Findon at the junction of Findon Road and lies just east of the A90 south at Portlethen. This site has excellent commuter links to Aberdeen, as well as Portlethen and Badentoy Industrial Estate.

The area has undergone major development in recent years with the addition of several housing developments, extension to the retail park, new retail development and convenience store, as well as City South Business Park.

The exact location is shown on the plan above.

Description:

The subjects comprise of a regular shaped land site accessed from a small slip road.

Site Area:

The site extends to approximately 1.18 acres (0.48 hectares), including the access road.

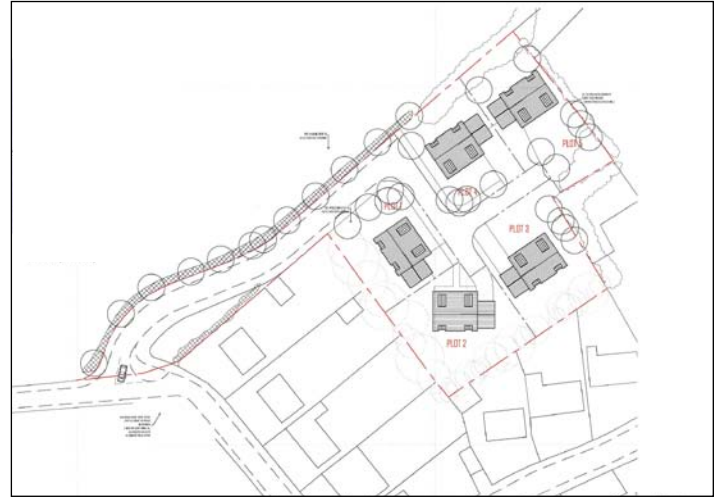
Planning:

The site has planning consent for five detached 5 bedroom houses. Full details of planning consent, along with developer obligations is available from the selling agent to serious parties, upon request.

Price:

Offers invited.

Our client may be willing to consider selling individual plots also. Please contact the selling agent for more details.



VAT:

The purchase price is exclusive of VAT.

Closing Date:

Our client reserves the right to set a closing date should they wish. Further details in this regard are available from the selling agent, subject to interested parties formally noting their interest via their solicitor/agent.

All parties formally noting interest will be made aware on any closing date procedures in due course. It should be noted that our client is not obliged to accept the highest or indeed any offer at the closing date.

Legal / Professional Costs:

Each party will bear their own legal and professional fees associated with the sale. The purchaser will be liable for LBTT and registration dues, where applicable.

Viewings, Offers & Further Information:

For further information, viewing arrangements or to make an offer, please contact the sole selling agent in the first instance:

Ryden LLP, 25 Albyn Place, Aberdeen, AB10 1YL

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