



## RESIDENTIAL DEVELOPMENT OPPORTUNITY

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- > PLANNING PERMISSION  
FOR TWO EXECUTIVE  
DWELLINGS
- > EASILY ACCESSIBLE OVEN  
READY SITE

FOR SALE

EASTER DURRIS, KIRKTON OF DURRIS, ABERDEENSHIRE

**CONTACT:** Chris Grinyer, [c.grinyer@shepherd.co.uk](mailto:c.grinyer@shepherd.co.uk) 01224 202800 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## Attractive 'Oven Ready' Development Site

### OPPORTUNITY

Easter Durriss offers an opportunity to acquire an attractive 'oven ready' development site in a sought after and desirable location. The site will provide an opportunity for parties looking for a self build project or indeed those seeking a manageable development project.

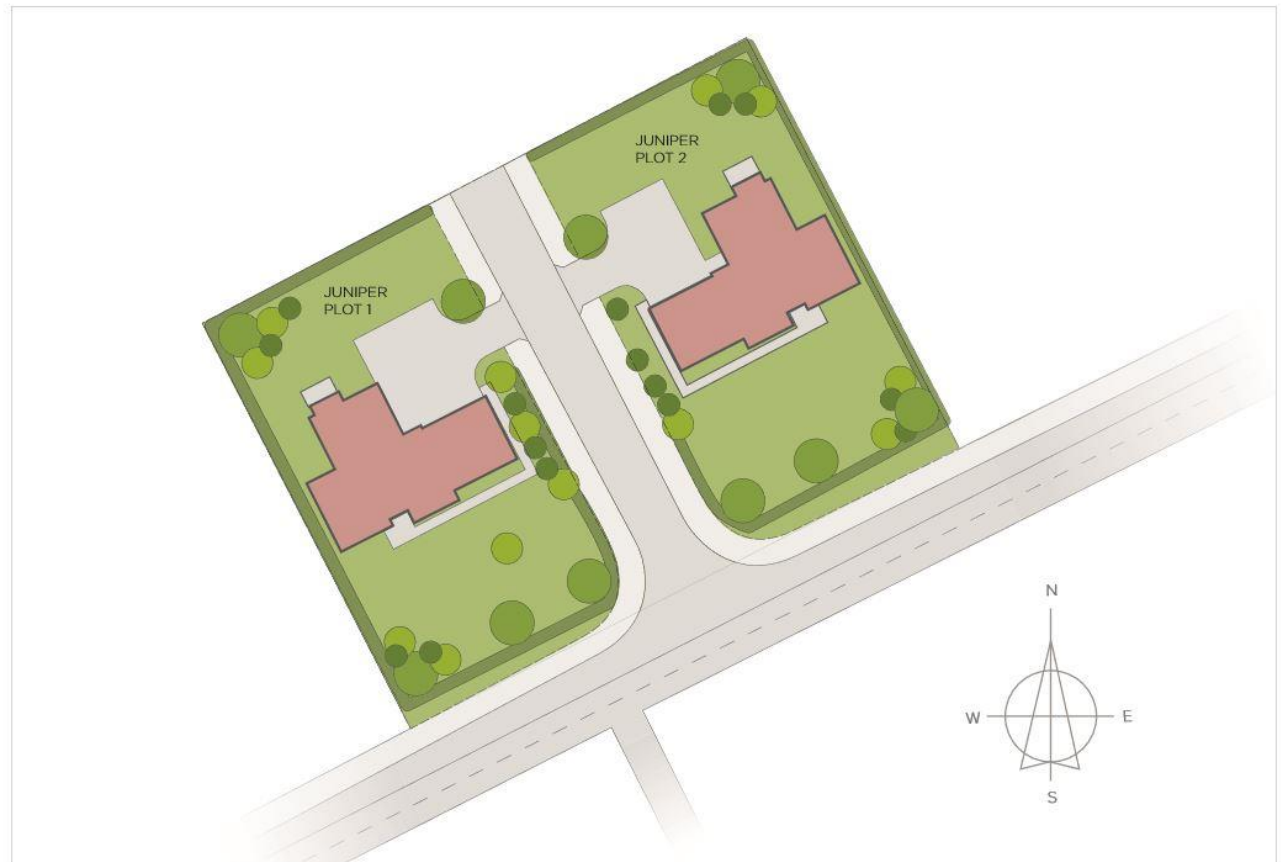
### LOCATION

The site can be found on the east side of Kirkton of Durriss which is located approximately 12 miles west of Aberdeen. It is reached by way of the B9077 which provides ready access into the City. The AWPR can be reached within approximately 8 minutes consequently enabling all parts of the City and surrounding areas to be easily accessed.

The subjects themselves enjoy an attractive outlook to surrounding agricultural lands.

A full range of services and amenities can be found within Aberdeen which is an approximate 15 minute drive. Alternatively other facilities and amenities are available within Banchory which is an approximate 10 minute drive.

The subject location benefits from being located in a quiet rural hamlet but also remains accessible. The site comprises two individual plots. Each plot will accommodate a five bedroom detached one and a half storey family villa with a double garage. The properties will extend to 2,406 sq.ft (224 SQM)



### PLANNING PERMISSION

Detailed Planning Permission has been secured for the construction of the two villas in question. In addition Building Warrant and all statutory consents are in place.

Development has commenced on the site and consequently Planning Permission will exist in perpetuity.

All planning gain has been paid.

### DEVELOPMENT WORKS

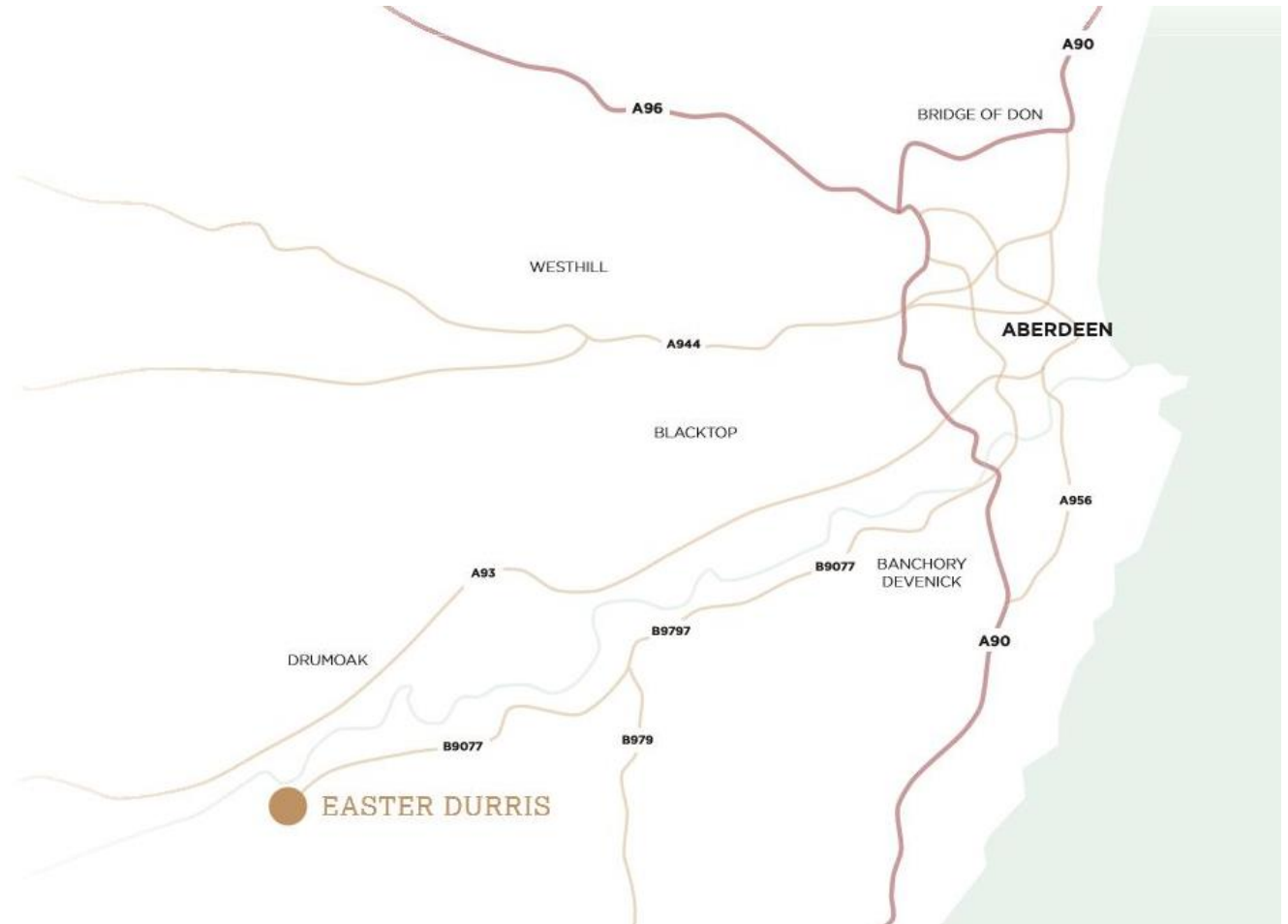
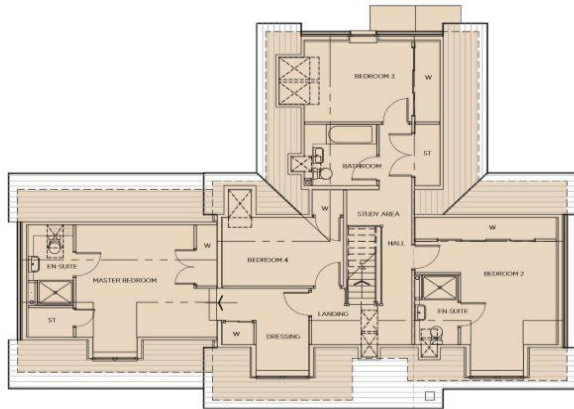
As indicated development has commenced on site. The access into the site has been formed and all services have been provided to the boundary. The sites have been scraped and platformed.

The development is ready for immediate commencement of development and consequently provides a rare opportunity to secure a small high quality residential development opportunity.

### PRICE

The price is available upon application.





For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN 01224 202800  
Chris Grinyer, [c.grinyer@shepherd.co.uk](mailto:c.grinyer@shepherd.co.uk)

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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