



## DEVELOPMENT OPPORTUNITY

- > DESIRABLE LOCATION
- > THREE PLOTS
- > EXECUTIVE DWELLING HOUSES
- > OVEN READY OPPORTUNITY

FOR SALE

**FINNERCY PARK, ECHT, WESTHILL, ABERDEENSHIRE**

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## Residential Site Located within a Picturesque Setting

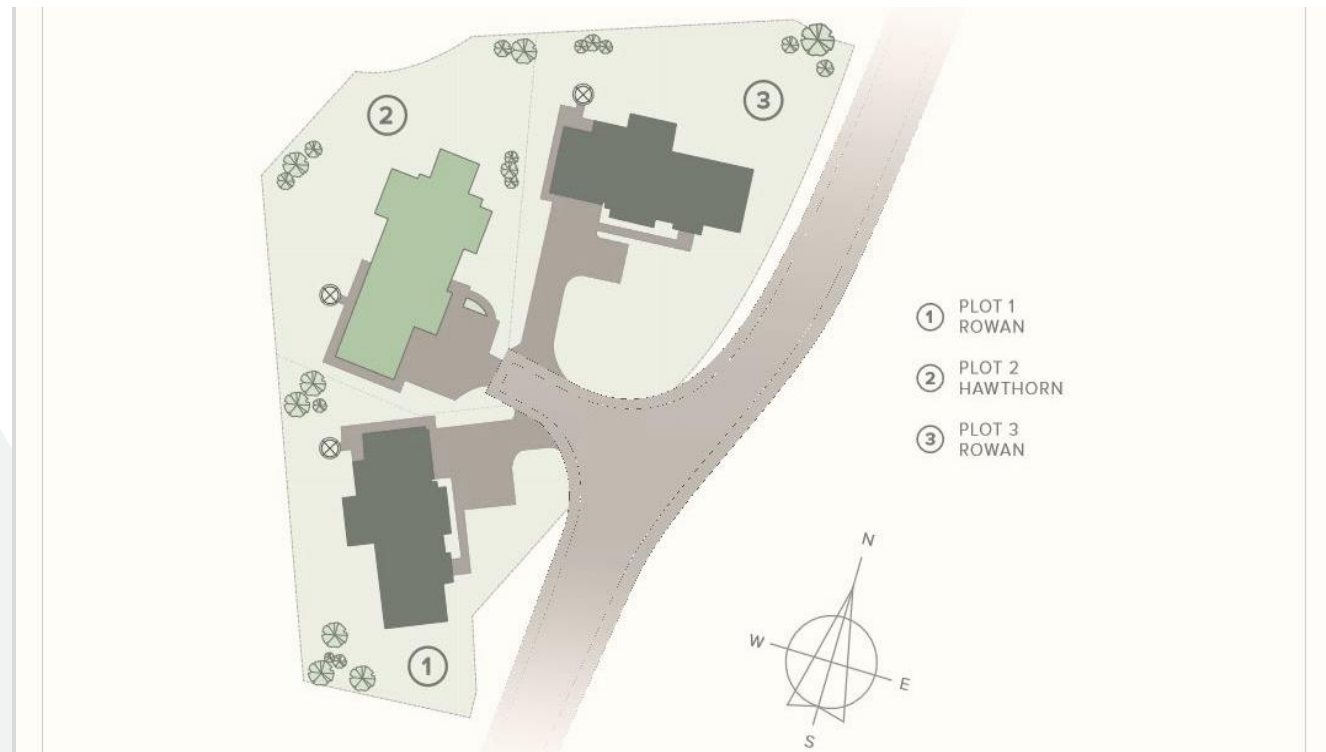
### OPPORTUNITY

Finnercy Park offers a rare opportunity to secure a residential development site located within a picturesque setting.

The site is oven ready and benefits from Full Planning Permission and Building Warrant. It is consequently 'oven ready' enabling the immediate commencement of development.

### LOCATION

Finnercy Park is located within a picturesque rural location which enjoys an unimterrupted outlook over the surrounding countryside including hills to the west. The subjects are close to Garlogie which features the renowned Garlogie Inn whilst a full range of services can be found within Westhill and Aberdeen which are located approximately 6 and 13 miles respectively east of the subjects. The site provides a tranquil yet accessible location.



**DESCRIPTION**

The site has been designed to accommodate three individual executive dwellings each of which benefits from a generous but readily maintainable garden area.

Each plot will accommodate a one and a half storey executive dwelling providing the following:-

ACCOMMODATION	ft <sup>2</sup>	m <sup>2</sup>
Plot 1 – 4 Bedroom Detached Villa with Double Garage	2,970	276
Plot 2 - 5 Bedroom Detached Villa with Double Garage	3,314	307
Plot 3 - 4 Bedroom Detached Villa with Double Garage	2,970	276

**PLANNING**

The subjects benefit from detailed Planning Permission and Building Warrant. In addition all planning gain has been met. Development has commenced and consequently the consent will exist in perpetuity.

**DEVELOPMENT WORKS**

As indicated previously development works have been commenced. The entrance road has been formed and services brought to the boundary of the site. In addition earth ,moving of platform works have been undertaken.

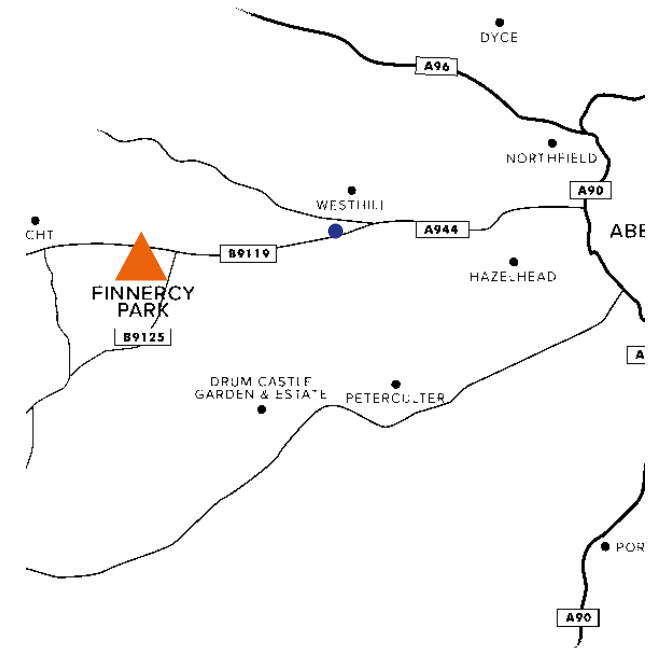
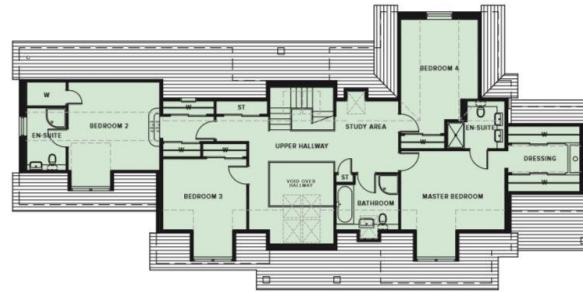
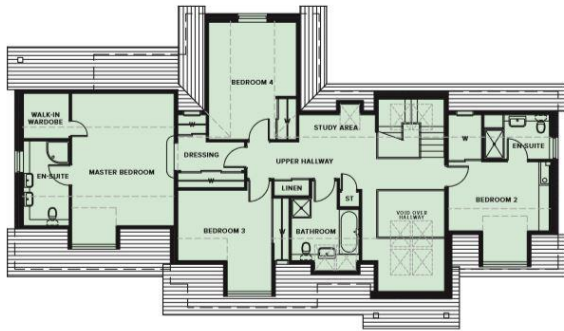
Plot 3 has foundations, with the ground floor concrete floor formed and masonry work to the base course.

**PRICE**

A price for the subjects is available upon application.

Further information is available by contacting the sole selling agents.





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

Shepherd Chartered Surveyors 35 Queens Road, Aberdeen, AB15 4ZN 01224 202800  
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