

# Brown & McRae

Award Winning Estate Agents



## PLOT 2 NETHERBRAE HALL

FISHERIE

TURRIFF

OFFERS AROUND  
£30,000



Building plot - with  
planning permission in  
principle (granted Nov.  
2020)



Site extending to 0.5 of  
an acre approximately

Stunning elevated  
position

## Accommodation in detail...

We are delighted to bring onto the market this prime piece of ground, which has a new grant of Planning Permission in principle passed in November 2020.

The site extends to approximately 0.5 of an acre and enjoys a South facing aspect - with outstanding views for miles over open farmland and the distinctive peaks of Bennachie on the horizon.

The site offers an ideal rural setting for the building of a modern dream home, the rural Primary School at Crudie is a 5 minute drive away (2 miles) and the towns of Banff, Turriff and Fraserburgh are all within easy reach.

Connection to the mains water supply is located close by, as are electricity and telephone connections. The purchaser will require to obtain the necessary servitude rights to bring the services onto site.

The full Planning Application can be viewed at:-

<https://upa.aberdeenshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

PLANNING REFERENCE NO: APP/2020/1809

LOCATION: Whilst the site occupies a rural setting, there are a scattering of properties within the vicinity, therefore not totally isolated. The plot is located approximately one mile off the A98 (Banff-Fraserburgh trunk road)

DIRECTIONS: Leaving Crudie on the A98 - travel North heading towards Macduff for approximately 2 miles - then turn right, signposted Netherbrae. Continue along this road, for approximately 1/2 a mile until reaching Netherbrae Hall, on the right hand side. Turn right immediately after this property - there is an access track - the site is located on this track on the right hand side (as indicated by our for sale sign).

POST CODE

AB53 5SE

ENTRY

By negotiation.

OFFERS TO

Messrs. Brown & McRae (BS)

NOTE: While the foregoing particulars are believed to be correct they are not guaranteed and all interested parties should satisfy themselves on all points before offering.

**Any questions?  
Contact us:**

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