



## Rosebank Croft, Udney, Ellon, Aberdeenshire AB41 7RP

Offers over £30,000

DEVELOPMENT OPPORTUNITY SITUATED IN AN OPEN RURAL LOCATION WITHIN EASY  
REACH OF THE AWPR AND FURTHER AFIELD

Stronachs



# Rosebank Croft, Udney, Ellon, Aberdeenshire AB41 7RP

Offers over £30,000

Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer FOR SALE this superb DEVELOPMENT OPPORTUNITY in an open, yet private position in the heart of the Aberdeenshire countryside, but still easily accessible. Adjacent to the public road, this plot is available as a development opportunity (assuming the necessary applications are made of the local planning authority and the necessary permissions obtained). Please note that no approach has been made the planning department by the current owners. Situated adjacent to the main B9000 road, the site presents privacy and the benefits of rural living with an open outlook within easy access of the town of Ellon and of course, further afield. The accessibility to this site has been greatly improved by the opening of the Aberdeen Western Peripheral Route making Ellon and the towns all around the north east readily accessible.

Currently on site there is a redundant cottage constructed of stone with slate roof and the remnants of a small steading. Neither buildings are habitable.

What3Words hike.viewer.height



## BOUNDARIES



The proposed site is surround by agricultural land in separate ownership. The boundaries are basically defined by post and wire fencing in some parts. This it to be upgraded and maintained to a stock proof condition by the purchaser.

## AREA



The site extends to 0.26 hectare (2610 sq.m) or thereby.

## ACCESS



Access to the site is available directly from the public road.



## SERVICES



There are currently no services on site. There is a well out with the feu.

## PLANNING

No approach has been made to the Local Authority.

## COUNCIL TAX BAND - A







---

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

28 Albyn Place  
Aberdeen  
AB10 1YL

Tel: 01224 626100  
Fax: 01224 845900

Email:  
[Info.property@stronachs.com](mailto:Info.property@stronachs.com)  
Web: [www.stronachs.com](http://www.stronachs.com)

**Stronachs**