



## HOUSING PLOTS AT WHITEFORD

---

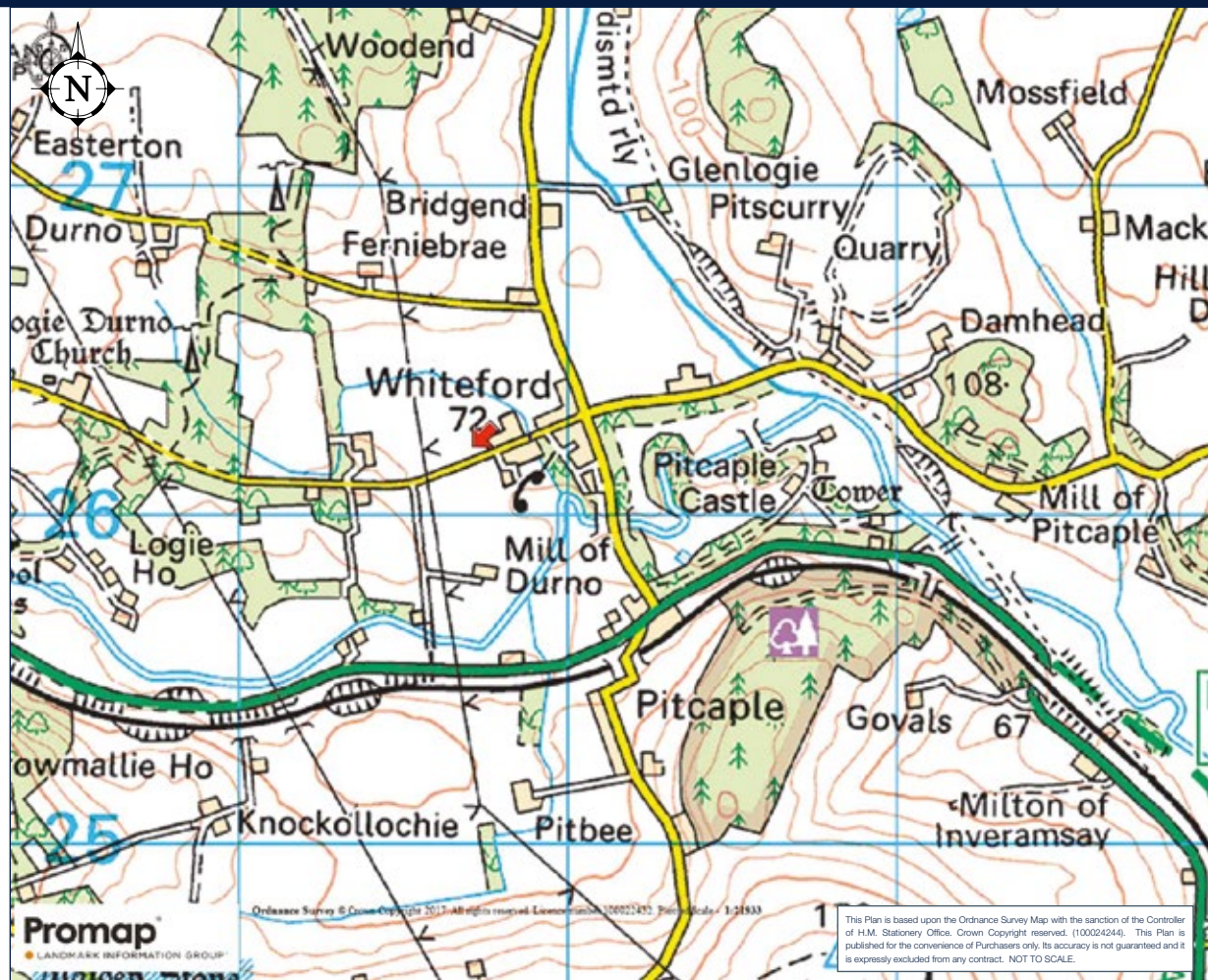
INVERURIE, ABERDEENSHIRE, AB51 5EB

- ◆ Residential development land in three substantial plots
- ◆ Greenfield land on the edge of Whiteford village in the heart of Garioch, Aberdeenshire
- ◆ 5.5 miles from Inverurie, the main service centre in Garioch
- ◆ Full planning permission granted (Reference: APP/2013/2710)
- ◆ Offers over £130,000 per plot are invited



Drumrossie Homes

savills

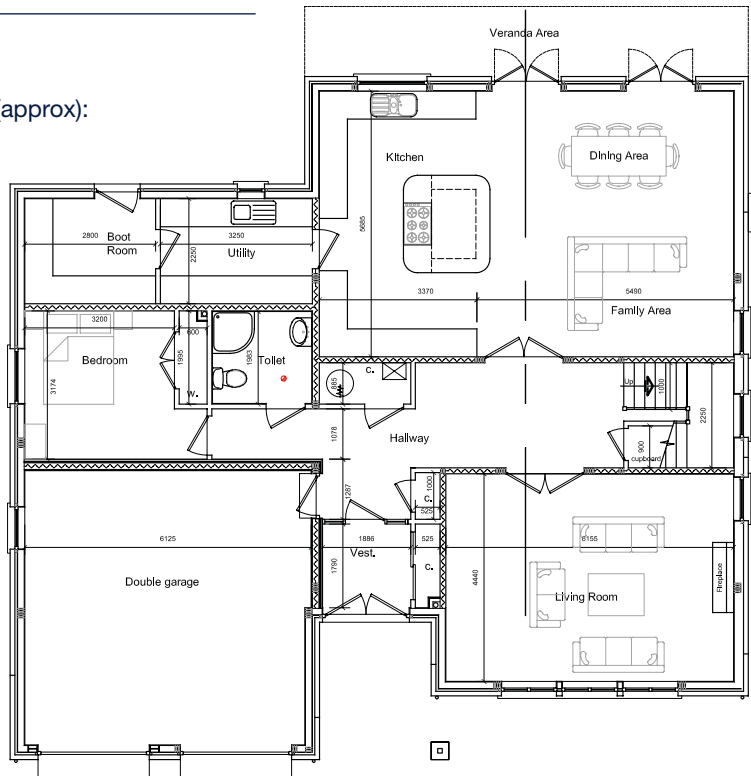


This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office, Crown Copyright reserved, (100024244). This Plan is published for the convenience of Purchasers only, its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

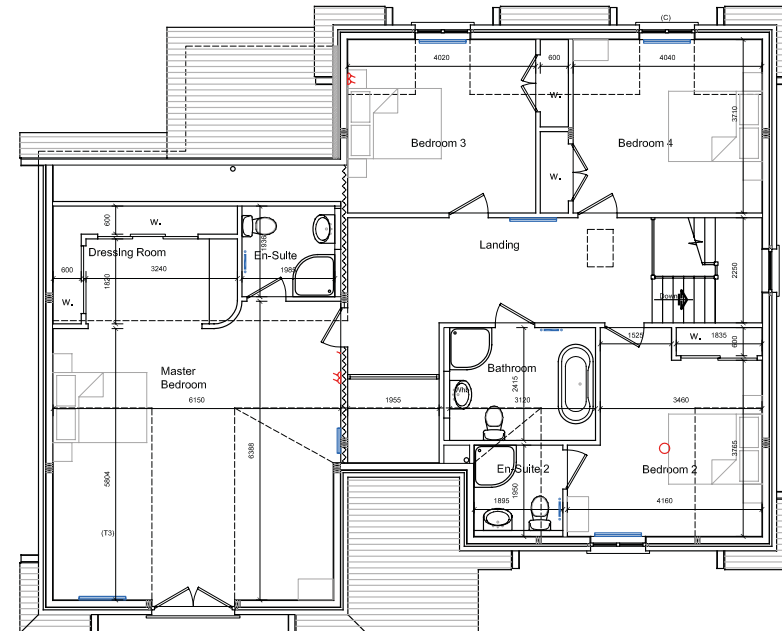


## FLOORPLANS

Gross internal area (approx):  
285 sq m



Ground Floor Plan



First Floor Plan

### LOCATION

Whiteford Glade is situated on the western edge of Whiteford, a small village in rural Aberdeenshire lying approximately 5.5 miles from Inverurie. Whiteford Glade offers an exclusive development of three generous sized plots which occupy a picturesque rural location on the western edge of the village, yet lie less than one mile from the A96 providing access to Inverurie and Aberdeen to the South and Inverness to the North.

Whiteford lies on the banks of the River Ury and has an established residential community served by Logie Durno Primary School. Whiteford is ideally placed for enjoying the Aberdeenshire countryside with Bennachie, a popular area for walking and mountain biking, lying 4 miles to the North-West. Other local villages include Durno, Pitcaple and Daviot.

Inverurie, the main service centre for the Garioch area, is situated 5.5 miles to the South East and provides a range of retail outlets and local shops, a Secondary school, various supermarkets in addition to golf courses and a swimming pool. Thainstone Mart, Scotland's largest livestock mart, lies to the south of the town.

### DESCRIPTION

The fully serviced plots are located on the western edge of Whiteford and are accessed directly off Whiteford Road. Indicatively, the Plots extend to the approximate areas of:

- Plot 1** 848 sq m (0.21 acres)
- Plot 2** 649 sq m (0.16 acres)
- Plot 3** 635 sq m (0.16 acres)

A tree-lined road will be formed off Whiteford road providing access to the three plots. To the south and east, the plots will meet existing residential development while the land to the North and West remains as open ground. The site will be bounded by trees and planting to provide a sense of seclusion.

The proposed dwellings are of a contemporary design and comprise 5 bedroom detached homes with integrated double garages and large garden areas to the rear. The properties extend to 285 sq m (3,068 sq ft) excluding the garage.

The homes will be built to Drumrossie's trademark high quality specification allowing you to personalise your home without the hassle of appointing a contractor.

Further information is available at [www.whitefordglade.co.uk](http://www.whitefordglade.co.uk)

### PLANNING

The site has the benefit of the following full planning permission:

**Reference:** APP/2013/2710

**Proposal:** Erection of 3 dwellinghouses

**Status:** Planning application granted

**Decision Issued:** 29 July 2014

**Conditions:** All planning conditions have been purified.

Developer's obligations fully paid

## METHOD OF SALE

The heritable interest (freehold) in the three plots is offered for sale with vacant possession. Offers over £130,000 per plot are invited.

Following conclusion of the sale, Drumrossie Property will be retained as the main contractor for the build of the new dwelling, allowing the purchaser to have an input into the property's general internal design, specification and standard of finish but without the hassle of appointing a professional team of contractors. Further information is available from Savills providing full details of the Commissioned-Build process.

For further information on Drumrossie Property's portfolio, experience and the quality of build, please see [www.drumrossie-property.com](http://www.drumrossie-property.com)

Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and to receive further information.

Strict timetables regarding agreed dates of entry will be observed.

The owner reserves the right to sell the land without reference to any other party.

Each party will be liable for their own legal costs.

The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

## TITLE PLAN

A title plan will be prepared and will become a taxative plan for sales purposes. Only indicative boundaries are providing in this schedule and should not be relied upon.

## CONTACTS

Graham Reid  
[greid@savills.com](mailto:greid@savills.com)  
+44 (0) 1224 971 132

Claire Robison  
[claire.robison@savills.com](mailto:claire.robison@savills.com)  
+ 44 (0) 1224 971 131



**Savills Aberdeen**  
5 Queen's Terrace,  
Aberdeen, AB10 1XL  
[aberdeen@savills.com](mailto:aberdeen@savills.com)  
**01224 971111**

[savills.co.uk](http://savills.co.uk)

**Important Notice** Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 3. Date of publication September 2017 [CS]