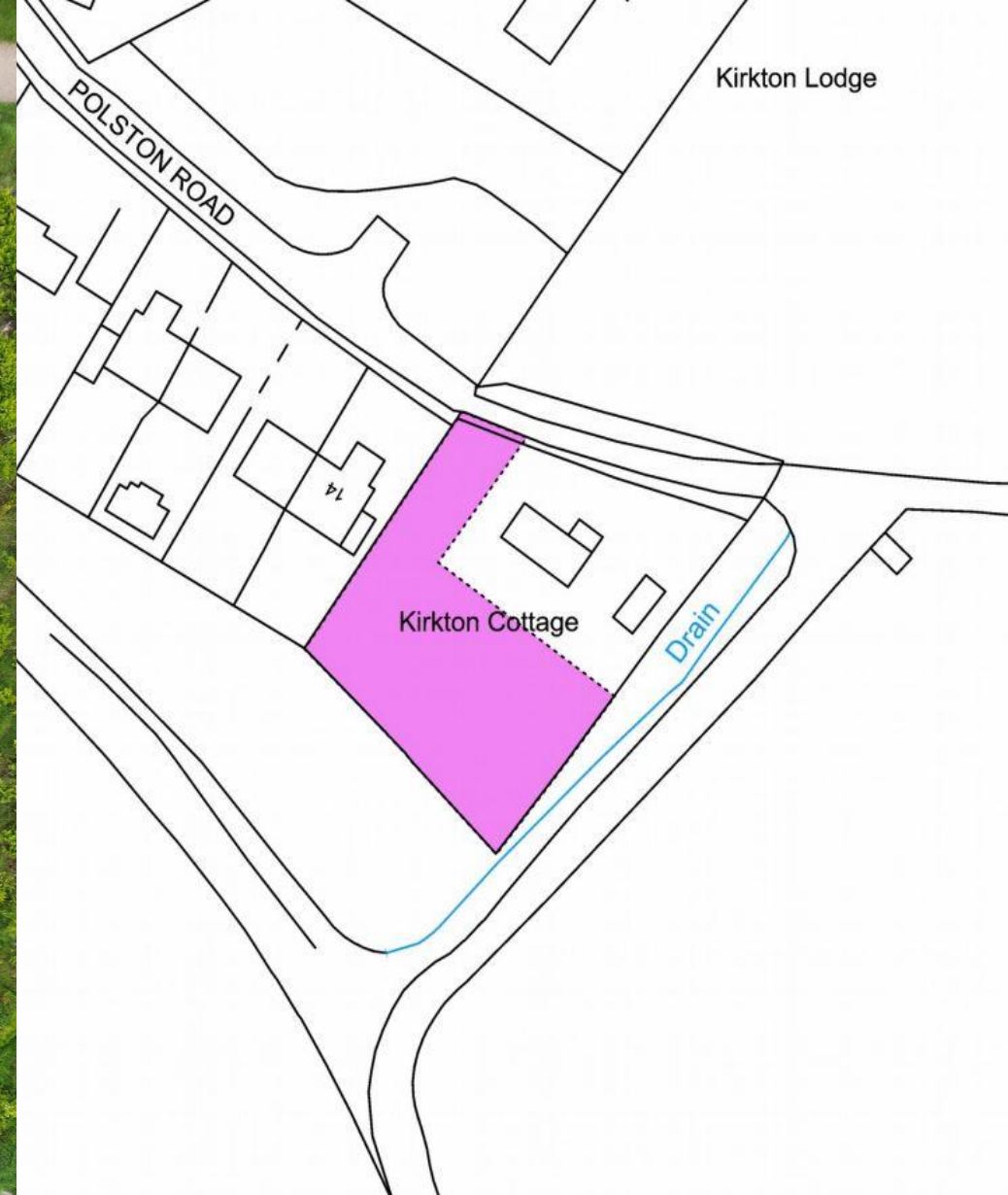


# House plot adjacent to Kirkton Cottage, Polston Road, Kirkton of Maryculter, Aberdeenshire, AB12 5FS



## Excellent opportunity to purchase land with granted residential planning permission

- Full Planning Permission for Erection of Dwellinghouse
- Mains water supply and mains electricity are available up to Kirkton Cottage and the public sewer is located on Polston Road
- The plot extends 900 sq. m (0.22 acres) or thereby
- Planning Permission Reference APP/2024/0392



## Location

The land is peacefully located within the village of Maryculter, a rural village 7 miles south west of Aberdeen city centre.

Local amenities can be found in Peterculter one mile south and includes: Supermarkets, medical practice, public houses, vets, restaurants, pharmacy and primary schooling.

## Viewing Arrangements

The site can be viewed, without appointment.

## Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

<p><b>Church of Scotland Law Department</b> <b>121 George Street</b> <b>Edinburgh EH2 4YN</b> <b>Telephone 0131 2402263</b> <b>Email: <a href="mailto:properties@churchofscotland.org.uk">properties@churchofscotland.org.uk</a></b></p>
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It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.

