

Artist's impression



# Plot North East of Bridgend of Bush

Crathie, Ballater, Aberdeenshire AB35 5UP



We are delighted to present to the market this building plot with full planning permission to construct a 4 bedroom 1½ storey detached home with separate double garage. Enjoying a peaceful countryside position, the plot benefits from beautiful open views, including picturesque outlooks towards Glenmuick, making it an ideal setting for a bespoke home in a scenic location. The proposed property would sit in a slightly elevated position, maximising the outlook and further enhancing the sense of space and privacy.

Ideally located approximately 9.8 miles east of Braemar, 8.2 miles west of Ballater, and around 50 miles from Aberdeen.

The plot is approximately 0.65 acres, with planning consent for an attractive 4 bedroom 1½ storey detached dwelling house measuring approximately 246m<sup>2</sup>.

Copies of the planning permission, site plans and ancillary documents are available for inspection by interested parties by prior arrangement at our Ballater office.

The site is for sale unserviced however a private water source has been identified not far from the site whilst electricity is understood to be nearby. It is anticipated that drainage would be by way of private soakaways. The purchaser would be provided by the seller, who owns the neighbouring land, with the necessary wayleaves or servitudes to enable connection to these services.

- 0.65 Acres
- Attractive Rural Location
- Full Planning Permission  
APP/2025/0364
- Slightly Elevated Position

## Terms

**Council Tax**  
N/A

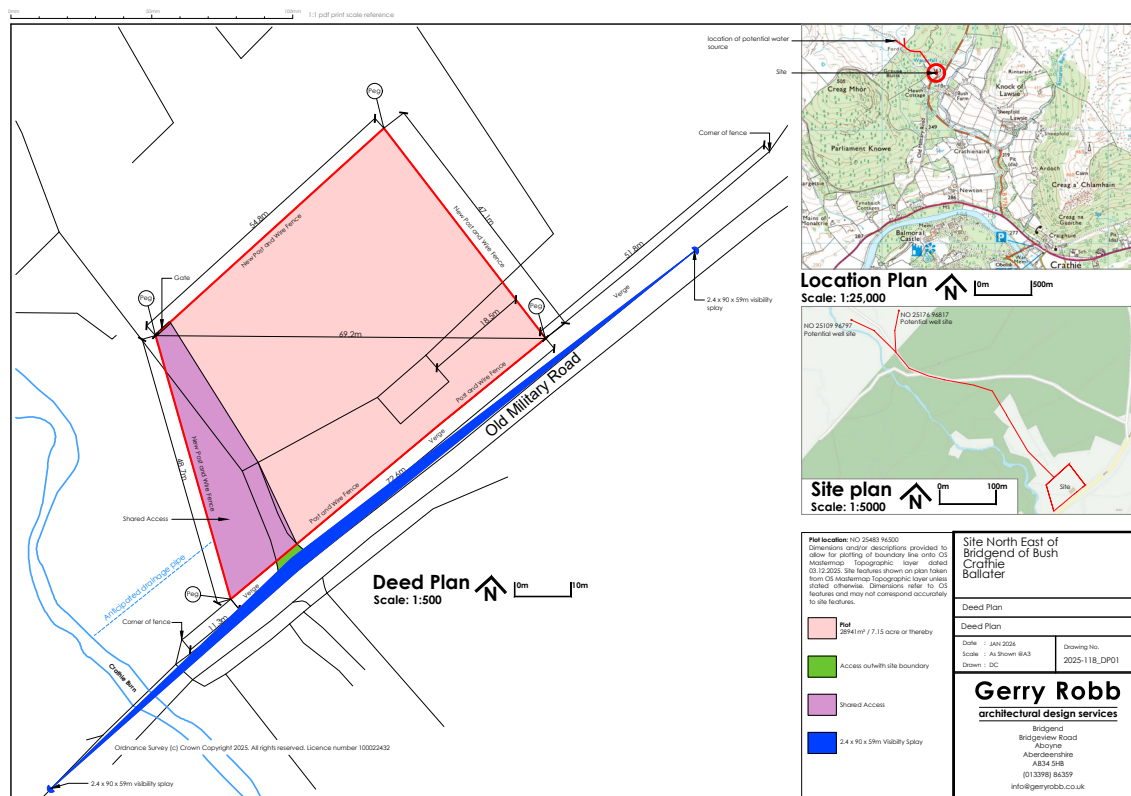
**EPC**  
N/A

**Entry**  
By Arrangement

**Viewing**  
Contact Solicitors  
013397 55633

## OUR services

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These particulars are intended to give a fair representation of the property and whilst every care has been taken in their compilation they are not guaranteed and do not form part of any contract. Areas, measurements and distances are given only as a guide and any plans are for identification only and are not to scale.