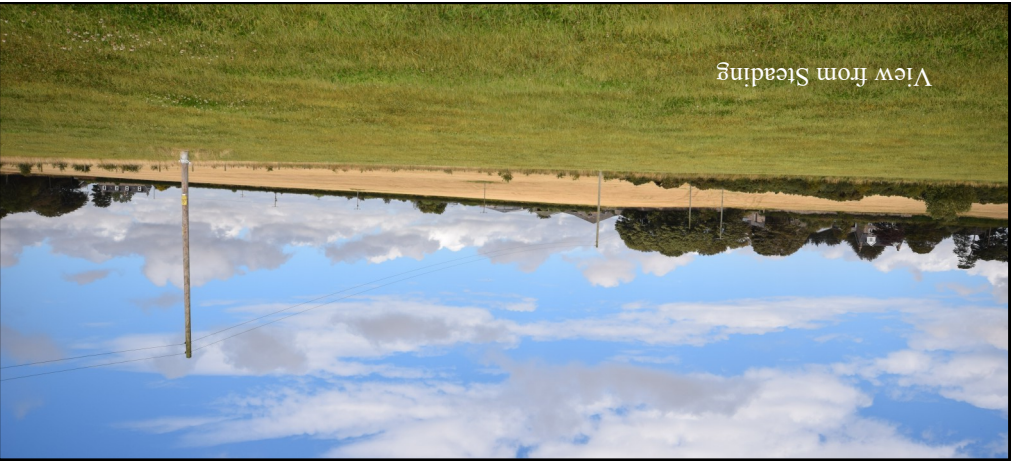


A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2025 Licence Number 100010747.

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IMPORTANT NOTICE



Mains of Tillery
Udny, Ellon,
Aberdeenshire.

Bradburne & Co

Aberdeen 11 Miles

Ellon 8 Miles

A TRADITIONAL FARM STEADING WITH FULL
PLANNING PERMISSION FOR 3 NEW DETACHED
HOUSES AND AN ORIGINAL FARMHOUSE

DIRECTIONS

From Aberdeen take the Ellon Road North and turn left onto the B999 toward Pitmedden after 10 miles Mains of Tillery can be found on the right. For route planning the postcode is AB41 6SH.

What three words are turkeys.pacemaker.grub

DESCRIPTION

The Farm Steading at Mains of Tillery is predominantly stone buildings with more modern steel sheds.

There is consent to remove all the farm buildings and replace them with three new build detached homes in addition to the existing farmhouse.

These are as follows:

Plot 1	231sqm (2,486 sqft)	plus garage 24sqm
Plot 2	163sqm (1,732 sqft)	plus garage 28sqm
Plot 3	220sqm (2,368 sqft)	plus garage 24sqm
House	2-3 bedroom existing Farmhouse	

Each new dwelling will be detached with a garage and private garden. A new access to the farmhouse also has consent.

SITUATION

Mains of Tillery is situated in attractive countryside to the north west of Aberdeen only six miles from the Western Peripheral Route giving easy access to the city and to the South. Aberdeen International Airport is 7 miles distant at Dyce.

Primary Schooling is close by at Cultercullen, Pitmedden and Udny Green. Secondary schools are at Old Meldrum and Ellon.

PLOT 1



PLOT 2



PLOT 3



PLANNING

Full Planning Consent has been obtained to demolish the farm steading, build 3 new houses and create a new access to the farmhouse.

The planning reference is APP/2025/0311. Further details are available on -line at www.aberdeenshire.gov.uk/planning/planning-applications/public-access.

Important Note: The Developer Obligations payment has been made in full to Aberdeenshire Council.

SERVICES

The sellers have installed a brand new bore hole to the north of the steading that has been tested for quality and volume. It has a capacity for 700 persons and is 60 metres deep. The borehole site is included in the sale. Mains electricity is available on-site from an overhead supply. A private drainage scheme for sewage and ground water has been given consent on the site.

VIEWING

Those who intend to view should contact us on 01334 479479 before doing so. We would emphasise that it is a working farm and access must be accompanied by our staff.

ASKING PRICE

Offers over £310,000 are invited. Sold with vacant possession.

TECHNICAL INFORMATION

A Technical Information Pack is available to viewers.

