

SITES AT SOUTH ORROCK

BALMEDIE



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ESTATES

"Spacious yet secluded development site with planning permission for the erection of four dwelling houses, in an accessible and convenient countryside location just to the north of Balmedie".

Development Sites at South Orrock, Balmedie, Aberdeen, AB23 8XY

what3words location: ///occurs.factories.months



For Sale as a whole:

Offers Over £200,000

Property Highlights

- + Residential development site extending to approximately 0.59Ha (1.45 acres) or thereby in total.
- + Planning permission granted for erection of four dwelling houses, comprising two planning applications both approved in 2019.
- + Planning permission understood to be valid due to commencement of works.
- + Nearby services and good road access close to Balmedie and Aberdeen via the A90.

Location and Situation

The development site is situated in a picturesque rural setting in eastern Aberdeenshire, with the plots being bordered by neighbouring farmland and benefitting from south-east facing views across the farmland towards Balmedie, Aberdeen and the North Sea.

The local area hosts an array of leisure and outdoor amenity options. The North Sea coastline lies just a couple of miles to the east, with the high dunes of Balmedie Beach welcoming you to a long sandy coastal beach. This beach stretches all the way from Donmouth in Aberdeen to the south, to the "seal beach" at Newburgh. Numerous local walks are available along this stretch of coastline, as well as a round of golf amongst the sand dunes at the nearby Trump International Golf Links just three miles away.

The site benefits immensely from being situated in a highly accessible area of Aberdeenshire. The newly dualled A90 dual carriageway is situated nearby, with the nearest junction onto this road being located just 1.5 miles away, facilitating easy road access from the site to Aberdeen and surrounding Aberdeenshire via the Aberdeen Western Peripheral Route (AWPR). In addition, train links both west and south are found at the railway station in Aberdeen City Centre, with Aberdeen Airport, which hosts regular routes to both national and international destinations, located 11 miles to the south-west along the AWPR.

The subjects are located just to the north of the growing village of Balmedie, where local amenities can be found, including the local primary school, shops and hospitality venues. The well-renowned Cock & Bull local inn is situated a short distance to the north of the village and within close walking distance of the site. More extensive services and amenities, such as supermarkets, leisure facilities, secondary schooling and further services, can be found in the Aberdeen suburb of Bridge of Don a short distance to the south of Balmedie. The Silver City of Aberdeen hosts a plethora of retail, hospitality and events offerings befitting of the Energy Capital of Europe, including two universities, fantastic shopping and high class entertainment venues.

Distances

Balmedie 1 mile Bridge of Don 6 miles Ellon 8 miles Aberdeen City Centre 10 miles

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Description

The development site comprises an area of south-east facing ground, currently laid to prepared earthen ground, with the area of the site (covered under the two planning applications) extending to approximately 0.59 Hectares (1.45 acres) or thereby in total. The ground is bordered by agricultural land to the south-east round to the north-west, with much of the boundary comprising a tree shelter belt separating the site boundary from the agricultural fields. The site is bordered to the north-east by the garden grounds of the third-party owned South Orrock Bungalow.

The site benefits from a degree of privacy, being located along a private access track serving the site as well as South Orrock Bungalow and neighbouring agricultural land. This track leads directly underneath the A90 onto the B977 road.

Planning

The site benefits from full planning permission for the erection of four dwelling houses. The planning permissions are covered under two separate planning applications: the western-most plot, extending to 0.21 Ha (0.52 acres) or thereby, secured full planning permission for a large, 5-bedroom and 4-bath house in August 2019. The remainder of the site, extending to 0.38Ha (0.93 acres) or thereby, achieved outline planning permission for the erection of three dwelling houses in August 2019, with matters specified in Condition 1 (including designs of each of the 5-bedroom, 4-bathroom houses) approved in July 2020.

As development has already commenced, with the former farm steading buildings removed and the site levelled for development, the planning permission granted is understood to be valid in perpetuity.

Further information regarding the above planning permissions can be found on the Planning section of the Aberdeenshire Council website. Planning references are APP/2019/1365 (western-most plot) and APP/2020/0678 (remainder of the site - Plots 1-3).

Services

It is understood that mains water and electricity are available nearby. Private drainage.

Interested parties should satisfy themselves regarding the detailed whereabouts and capacities of services.



Property Details & Important Notices

Local Authority: Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

Entry: By arrangement.

Viewing Arrangements: By appointment with the selling agents.

Note: Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

Anti Money Laundering Compliance: In accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to carry out checks and due diligence on property purchasers. If an offer has been accepted, the purchaser(s) will need to provide proof of identity, residence and proof of funds, as a minimum, prior to any transaction proceeding.

Offers: Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

Servitude Rights, Burdens and Wayleaves: The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/themselves as to the nature of all such servitude rights and others.

Title: The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).



Stipulations

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise or that any services, appliances, equipment or facilities are in good working order. Prospective buyers must satisfy themselves on all such matters prior to purchase. Any areas, measurements or distances referred to are given as a guide only and are not guaranteed. If such details are fundamental to a purchase, buyers must rely on their own enquiries. Where any reference is made to planning permissions or potential uses, such information is given by Aberdeen & Northern Estates Ltd in good faith. Prospective buyers should however make their own enquiries into such matters prior to purchase.

Purchase Price: Within 7 days of completion of the exchange of missives a non-returnable deposit of 10% of the purchase price shall be paid. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above Clydesdale Bank plc base rate. No consignment shall be effectual in avoiding such interest. **Disputes:** Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan, or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision, acting as experts, shall be final. **Plans, Areas and Schedules:** These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents but no warranty is given as to their accuracy and the property will be sold only on the basis of the seller's title and as possessed. The buyer(s) shall be deemed to have satisfied himself/themselves as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof. **Lotting:** It is intended to offer the property for sale as described, but the seller(s) reserves the right to divide the property into further lots, or to withdraw the property, or to include further property. **Apportionments:** All outgoings shall be apportioned between the sellers and the buyer(s) as at the date of entry. **Obligations of Purchasers etc.:** The sale is subject to all existing rights of occupation, whether under agreement or by law or custom or otherwise. Any obligations following upon these incumbent upon the seller(s) will be taken over by the buyer(s) who shall free and relieve the seller(s) of all claims for compensation under statute or otherwise. The seller(s) shall be under no obligation to obtain written or formal contracts, leases, agreements and others where these are informal or have not already been reduced to writing. **Mis-representation:** The property is sold with all faults and defects whether of condition or otherwise, and neither the seller(s) nor Aberdeen & Northern Estates, the selling agents, shall be responsible for such faults or defects or for any statements contained in the particulars of the property prepared by the selling agents. The buyer(s) shall be deemed to acknowledge that he has/they have not entered into this contract in reliance on any said statements, that he has/they have satisfied himself/themselves as to the content of each of the said statements by the inspection or otherwise, and that no warranty or representation has been made by the seller(s) or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the buyer(s) to rescind or to be discharged from this contract nor entitle either party to compensation or damages, nor in any circumstances to give either party any cause for action.

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Viewing strictly by appointment

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To view this property or for further information,
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