

FOR SALE

# Westhill Road, Brodiach

Westhill | Aberdeenshire | AB15 8QS

 **HUTCHEON  
MEARNS  
REAL ESTATE**





## SERVICES

There are no services installed on site. Interested parties should make their own checks regarding the availability and capacity of potential services.

## PRICE

Upon application

## VAT

V.A.T will be charged on the sale at the standard rate.

## TENURE

Freehold

## CLAWBACK AGREEMENT

Our client reserves the right to impose either a Clawback Agreement or Economic Burden on the sale. This will be dependent on the offer(s) received. Should this not be acceptable. It should be clearly stated in any offer submitted.

## ANTI MONEY LAUNDERING REQUIREMENT

In accordance with both HMRC and RICS Guidance, we as property agents are obliged to undertake AML due diligence on both our client and any counter party to a transaction. Accordingly, any personal and or detailed financial corporate information will be required prior to any transaction concluding.

## PLANNING POLICY

The Aberdeenshire Local Development Plan 2023 identifies the site lying within the green belt out with the settlement boundary.

Within these areas Local Development Plan Policy R1 Special Rural Areas would apply. This policy permits the following developments in the green belt:

- development associated with agriculture, woodland and forestry, fishing and horticulture;
- development for a recreational use that is compatible with its agricultural or natural setting.
- development identified as a national priority in the National Planning Framework or established need, where no other suitable site is available;
- intensification of an established use subject to the new development being of a suitable scale and form;
- accommodation within the immediate vicinity of the place of employment required for a worker in a primary industry, where the presence of a worker is essential to the efficient operation of the enterprise, and there is no suitable alternative residential accommodation available.

## PLANNING HISTORY

### [Application Reference APP/2010/0055](#)

The above application was submitted in January 2010 for the 'Erection of Housing Development including Road Infrastructure and Site Servicing'. The application was refused in March 2010. An appeal was submitted which was dismissed in February 2011.

Any interested parties should make enquiries on planning matters directly with the Aberdeenshire Council Planning Department.

Aberdeen Football  
Club's Cormack Park

Lawsondale Football  
Pitches

## OFFERS & VIEWINGS

All offers should be submitted in the standard Scottish legal form to the joint agents who will also make arrangements to view.

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2. Any areas, measurements or distances are approximate. The text, photographs 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 Hutcheon Mearns Real Estate Limited have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

October 2025

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