



CORF HOUSE DEVELOPMENT OPPORTUNITY

NEWBURGH, ELLON, ABERDEENSHIRE

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Detached building with potential development opportunity on the south bank of the beautiful Ythan Estuary in Aberdeenshire.

Ellon 4 miles ■ Aberdeen 13 miles

Acreage around 0.60 acres

- Detached block built salmon bothy
- Around 0.60 of an acre
- Beautiful coastal location
- Potential development opportunity



Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

 OnTheMarket

SITUATION

Corf House is situated at Ythan Estuary, approximately ½ mile from Newburgh, 4 miles from Ellon, 13 miles from Aberdeen.

DESCRIPTION

Enjoying an extremely beautiful location on the south bank of the Ythan Estuary. Corf House is a 20m x 8m block built salmon bothy sitting in approximately 0.60 acres. The salmon bothy is currently used as a store by the vendors for the fishing enterprise. The building is available to buy on its own or to accompany the active sale of Newburgh & Foveran Fishings. Further information in this regard can be obtained from the selling agent. We believe there is a potential housing development opportunity on the site however no planning permission has been obtained. Change of use from commercial would also be required and will be the responsibility of any potential buyer.

The property is sold as seen and no warranties will be given regarding the services or any other matter relating to the property and that any offer which is subject to funding, estimates or any permissions being obtained will not be considered.

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating
Corf House	Spring private water supply	None	None	Freehold	None

It's the responsibility of interested parties to investigate the availability and cost of utility services to the individual site and capacities thereof.

DIRECTIONS

When driving from Aberdeen to Ellon, turn right off the A90 for the A975 to Newburgh, continue 2 miles into Newburgh, and turn right on to Beach Road, travel ½ mile along to the end of Beach Road to the public beach car park. Corf House is in front of you.

POST CODE

AB41 6BY

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///warned.premature.articulated

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

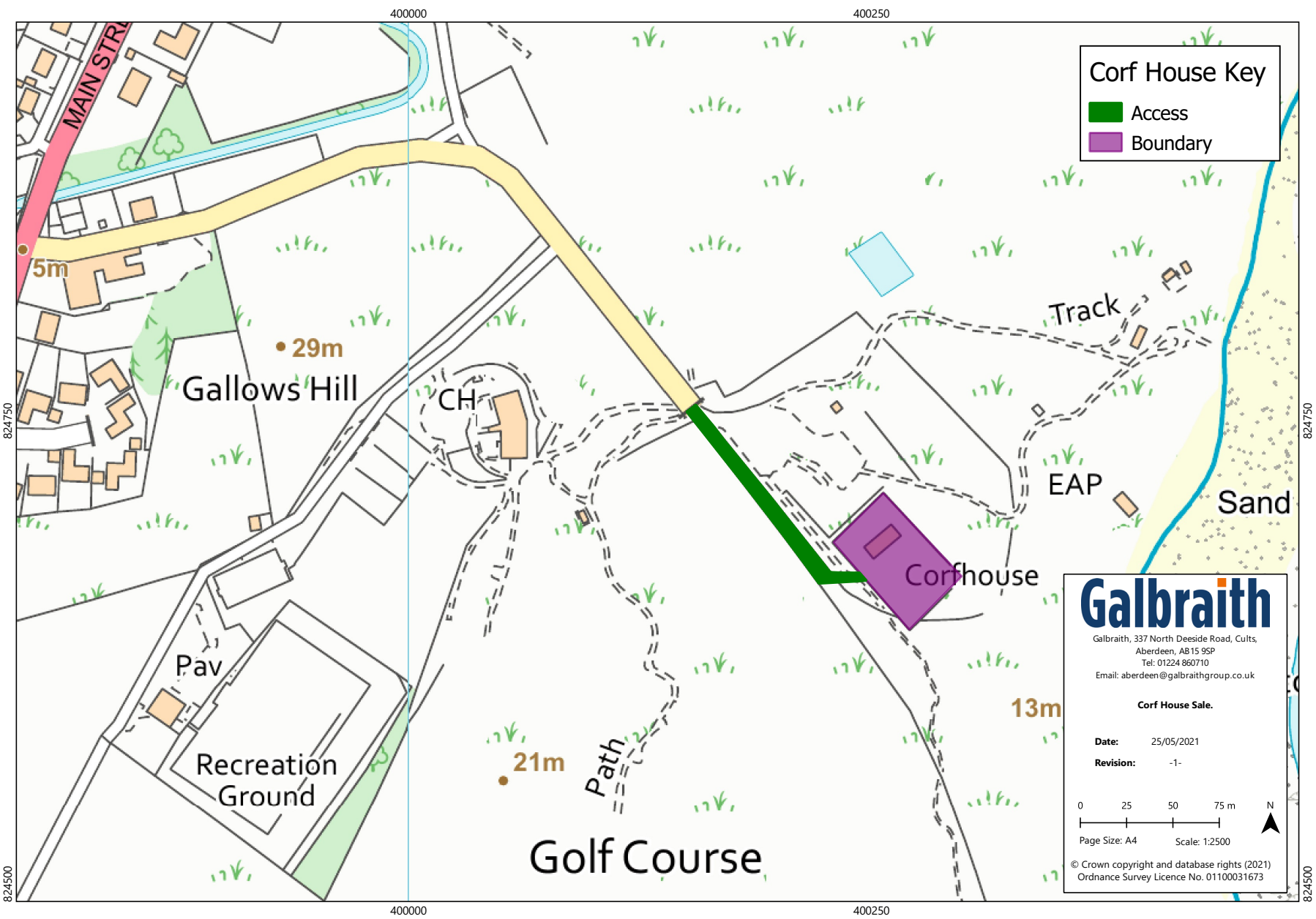
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in June 2021



Corf House Key

- Access
- Boundary

Galbraith

Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SP
 Tel: 01224 860710
 Email: aberdeen@galbraithgroup.co.uk

Corf House Sale.

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