

Berryhill Development Site

Bridge of Don, Aberdeen, AB23 8BD

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Introduction

An exceptional development opportunity with full Planning Consent for the creation of four bespoke homes, set in a desirable semi-rural location adjacent to the renowned Murcar Links Golf Club.



The development site covers just under two acres and currently comprises a collection of disused farm steading buildings, a bothy, and a garage. On 31 July 2024, Aberdeen City Council granted Detailed Planning Consent (Planning Application No. 231141/DPP) for the conversion of these existing structures into four residential dwellings. Detailed plans can be viewed on the Planning portal.



Plot 1, the existing bothy, is set to become a single-storey home offering three double bedrooms, including a master bedroom with an en suite shower room, and a family bathroom. The kitchen, dining, and living areas will be arranged in an open-plan layout, with a vaulted ceiling and a glazed gable end that will flood the space with natural light.

Plots 2 to 4 will be created within the original steading buildings. Plots 2 and 3 will each feature three double bedrooms, with the master bedrooms enjoying en suite shower rooms. Plot 4 will be a larger property with four bedrooms. The design of these homes thoughtfully includes Velux windows, patio doors, and vaulted ceilings (in Plots 2 and 3) to maximise natural light and make the most of the rural setting and views towards the coast





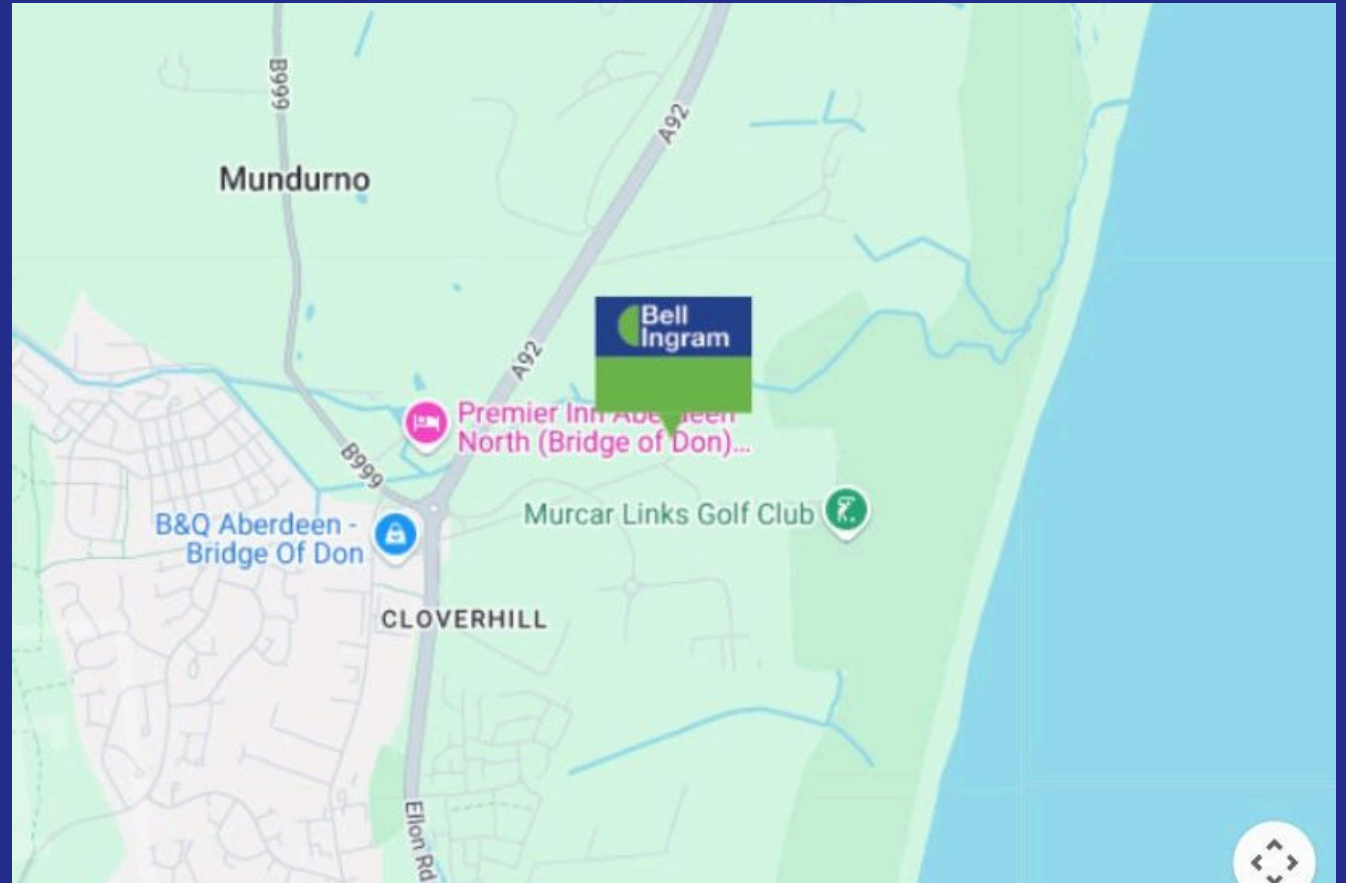


Location

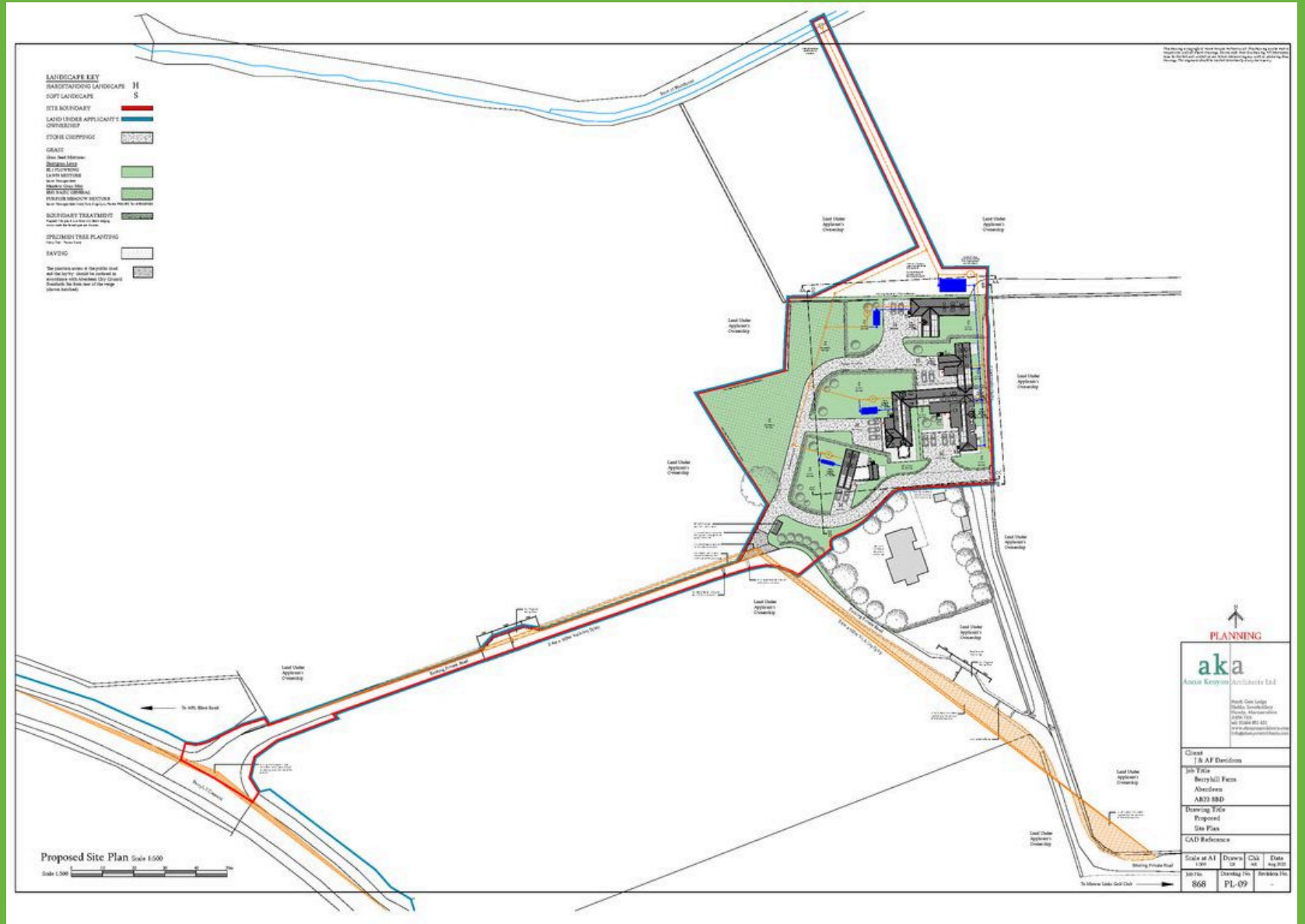
The development site is located on the northeastern edge of Bridge of Don, a sought-after residential area just north of Aberdeen. It falls within the Balmedie Primary School catchment area, with secondary education provided at Bridge of Don Academy. Aberdeen also offers a choice of four prestigious independent schools, including the renowned Robert Gordon's College.

Bridge of Don has a wide range of shopping, sports, and recreational amenities, along with numerous clubs and community associations. The area enjoys excellent connectivity, lying within easy commuting distance of Aberdeen city centre and just a short drive from the Aberdeen Western Peripheral Route (AWPR), offering convenient access to both the north and south of the city and beyond. Aberdeen Airport is approximately 10 miles away, making national and international travel easily accessible.

Berryhill is on the boundary of Murcar Golf Course and has far reaching views over the surrounding farmland and out over the North Sea.



As per Planning
Consent



Details

Local Authority
Aberdeenshire Council

Tenure
Freehold

Services & Additional Information

Directions
Head northeast out of Bridge of Don along the A92 Ellon Road. At the roundabout, take the third exit, following signs for Murcar. Shortly after, take the first right onto Berryhill Crescent. Continue for approximately 400 metres, then turn left at the sign for Murcar Links Golf Course. After another 200 metres, the entrance to Berryhill will be on your left-hand side.

For viewers using the 'what3words' app, the location of Berryhill is: [///issued.gains.logs](#)

Services
The land is served by mains water and drainage. Solar panels are included in the design of all four plots, and heating will be provided by air source heat pumps via underfloor heating and radiators. Secondary heating will be supplied by wood burning stoves.

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Offers Over £175,000



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