



LAND AT BENVIEW, GARTLY, HUNTLY, AB54 4QA

Huntly 5 miles

Rhynie 4 miles

Inverurie 24½ miles

- Land extending to approx. 0.40 ha (0.98 ac)
- Site with lapsed planning permission for 3 dwellings
- Roadside access

To view the property or for further
information please contact:

Aberdeen & Northern Estates
01467 623800
estates@anmgroup.co.uk

OFFERS OVER £25,000

Aberdeen & Northern (Estates) Ltd
Thainstone Centre
Inverurie, AB51 5XZ

Location

The site is located off the Old Military Road that links the A97 at Gartly with the A96 at Leys of Drummies. Gartly is conveniently located adjacent to the A97 and a mere 4 miles from the A96 Aberdeen to Inverness Trunk Road. Huntly is 5 miles to the north and provides all local amenities including 2 supermarkets, primary and secondary schools and benefits from excellent transport links with a mainline train station and regular bus services allowing easy commuting to Inverurie and Aberdeen.

Directions

From Huntly take the A97 heading south towards Alford and after approximately 5 miles turn left onto the Old Military Road at Gartly. Follow the road through the village, over the level crossing and up the hill. The site is on the left and is marked with a for sale board.

Description

The subjects at Benview are in grassland and extend to approximately 0.40 hectares (0.98 acres) or thereby. The Land is classified as grade 3(2) by the Macaulay Institute for Soil Research and slopes gently towards the railway. The land has been left fallow for a number of years.

Services

Services including mains electricity and water as well as BT phone lines are believed to be available nearby, although interested parties should make their own enquiries in this regard.

Planning

Planning permission in principal was previously granted for the erection of 3 dwelling houses on this site, although this has now lapsed. Further details on historic planning can be obtained from Aberdeenshire Council's website (Planning Ref: M/APP/2008/0275).

Entry

By agreement.

Offers

All offers should be submitted in full Scottish legal terms to this office.

Local Authority

Aberdeenshire Council, 25 Gordon Street, Huntly, AB54 8AL
www.aberdeenshire.gov.uk

Note

Prospective purchasers should note that unless their interest 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.

Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.

