



## **PLOT 3, RESIDENTIAL PLOT WITHIN BRIDGE OF ALFORD, AB33 8QJ**

- Planning Permission in Principle for spacious family home and garage
- Serviced plot extending to 0.22 Ha (0.54 acres) or thereby
- Set within Bridge of Alford
- Fantastic views of the Aberdeenshire Countryside

**For sale as a whole  
OFFERS OVER £110,000**

To view the property or for further information please contact:

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

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



#### Directions

From Alford travel north on the A944 (Old Military Road) for approximately 1 mile, after crossing the River Don turn right into Bridge of Alford. Stay on this road and you will find the residential plot on your left hand side. The exact location is shown on the attached Ordnance Survey extract.

#### Description

Situated in the Howe of Alford, this residential plot within the village of Bridge of Alford provides a fantastic opportunity with views towards the River Don. The site has Planning Permission in Principle for the erection of a dwelling house and garage. Further information can be found on the Aberdeenshire Council planning portal website using the reference code APP/2022/2050.

The popular town of Alford found only 1½ miles away provides a range of local amenities including primary and secondary education at the modern Alford Community Campus which includes swimming pool, sports hall, library & theatre. Alford also has a 'co-op', a range of local shops, pubs and cafes, an 18 hole golf course and is home to the Alford Ski Centre. Other recreational opportunities include the Grampian Transport Museum, Houghton and Murray Country Park and fishing on the River Don.

The Cairngorms National Park can be found to the west and showcases some of the best recreational opportunities and scenery Scotland has to offer.

Aberdeen is only 28 miles east, and provides a wealth of shopping facilities, theatre, two universities, mainline railway station and international airport. Providing excellent transport links south and further afield.

#### Entry

By agreement.

#### Services

Services are on site.

#### Offers

Offers should be submitted in full Scottish legal terms and be forwarded to this office.

#### Local Authority

Aberdeenshire Council, Marr Area Office, School Road, Alford, AB33 8TY

#### 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.

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