



## **PLOT 1 & 2, DEVELOPMENT LAND NORTH REDBRIGGS, AB53 8JA**

- Planning Permission in Principle for erection of two dwellinghouses.
- Rare opportunity to purchase sites with existing GP Sheds.
- Plots extending to c. 0.51 ac and 0.37ac or thereby
- Close proximity to Turriff with fantastic views of the Aberdeenshire Countryside

**For sale OFFERS OVER:  
Plot 1: £60,000.00  
Plot 2: £50,000.00**

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 the centre of Turriff head west on the A947/Duff Street towards Church Terrace, after approximately 3.4 miles take the left turn. Continue for a further 2.8 miles take another left at the junction. Continue for half a mile and take a final left turn at North Redbrigg. The plots are on the right hand side of the road approx. 138ft off the main road to Cuminestown. The exact location is shown on the below Ordnance Survey extract and the What3words location are: octagonal.strapped.plotted

## Description

Situated close to both Turriff and Cuminestown, these generous plots offer a fantastic opportunity to create a welcoming home with existing sheds (identified in red outline) providing significant



external storage and or multiple different potential uses (garage/workshop/business premise). With stunning views of the surrounding area, the south facing site has been granted planning permission in principle for the erection of two dwelling houses. Further information can be found on the Aberdeenshire Council planning portal website using the reference code APP/2023/1038. It should be noted that the sheds which are **not** included for retention in the planning are highlighted in yellow.

The nearby town of Turriff provides a range of local amenities including primary and secondary education, sports hall and swimming centre, 18 hole golf course and is home to Aberdeenshire's largest annual event the Turriff Show which promotes the local and national agriculture and food industry.

Popular and well known coastal towns such as Cullen, Portsoy, Crovie, and Fraserburgh are within easy driving distance, with hills such as Bennachie directly to the south.

Aberdeen is only 34 miles south east, and provides a wealth of shopping facilities, theatre, art galleries, two universities, mainline railway station and international airport.

## Entry

By agreement.

## Services

Services are understood to be available close by.

## Offers

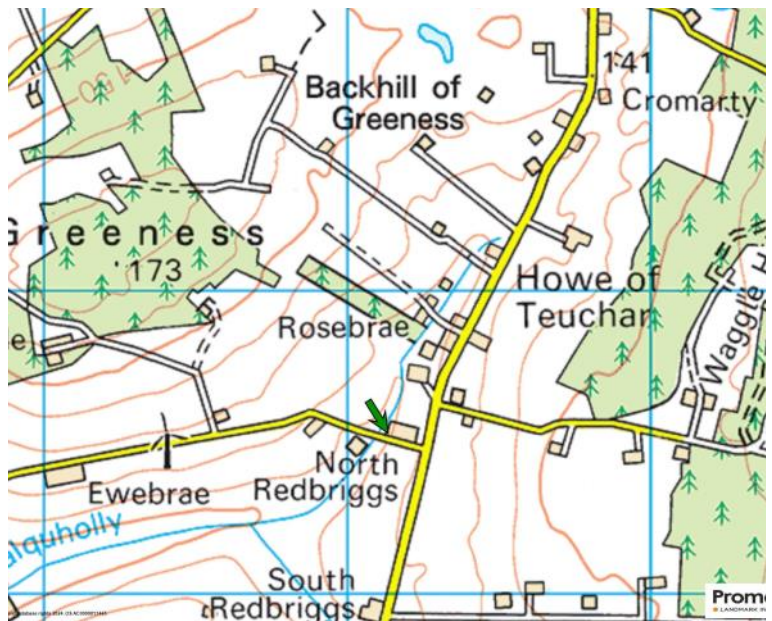
Offers should be submitted in full Scottish legal terms and be forwarded to this office.

## Local Authority

Aberdeenshire Council, Towie House, Manse Road, Turriff

## 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.



To view this property or for further information, contact our agent:

**Tom Richmond**

01467 623800

estates@anmgroup.co.uk



ZOOPLA rightmove OnTheMarket

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

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