



TULLOCH STEADING LUMPHANAN, BANCHORY, AB31 4QP

- Traditional steading complex and yard area extending to 2,550m² or thereby with planning permission in principle for development of 3 dwellinghouses
- Peaceful rural setting with panoramic views in the heart of Royal Deeside

For sale as a whole
Offers over £180,000

To view the property or for further
information please contact:

Mr Ferries 01339 883238
or
Aberdeen & Northern Estates
01467 623800
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Directions

From Banchory, travel west on the A93 road, travelling through Kincardine O’Neil and turning right where signposted ‘Lumphanan and Alford’. Continue on this road for approximately 3 miles before turning left where signed ‘Whitehouse’. Travel along this road for around 1.5 miles and Tulloch Steading will be on the right. The exact location of the property is shown on the attached OS plan.

Description

Tulloch steading is situated in a quiet and picturesque part of historic Royal Deeside and enjoys uninterrupted views to the south over farmland and hills beyond. The site comprises a traditional steading with infill court, further outbuildings and yard area extending to approximately 2,550m² in total. Planning permission in principle was granted on 23 December 2019 for 3 detached dwellinghouses (indicative site plan attached). The existing buildings are redundant and would require to be demolished prior to development. Further information can be found on the Aberdeenshire Council planning portal website using the reference code APP/2019/2383.

The village of Lumphanan (3.5 miles) provides everyday facilities including local shop, primary education and nursery. A wider range of amenities are available in Aboyne (7.5 miles) and Banchory (13 miles) including supermarkets, shops, leisure and health facilities. Secondary education is provided at Aboyne. Deeside has many recreational attractions including golf courses, salmon and sea trout fishing, castles, hill and forest walks. The City of Aberdeen, approximately 29 miles to the east, can be reached in around an hour by car (rush hour excepted) and provides a wealth of shopping facilities, theatre, two universities, mainline railway station and international airport.

Entry

By agreement.

Services

Private water and electricity connections are understood to be available close by with drainage to be to septic tanks. The purchaser will be responsible for all service connections.

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

1. 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. 2. Any areas, measurements or distances referred to are given as a guide only.

