

Plot of Land Gartly Station

OLD MILITARY ROAD, GARTLY, HUNTLY, AB54 4QA



*GENEROUS-SIZED BUILDING PLOT OF
APPROXIMATELY 0.22 ACRES*



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McEwan Fraser Legal is delighted to offer a rare opportunity to purchase this south-west facing plot of land of 0.22 Acres (NJ 52285 32163), situated 5 miles south of Huntly and 10 miles west of the Inch off the Old Military Road, Gartly. <https://w3w.co/chain.highlight.dips>. In 2006 Full Planning Permission was granted under the Planning Reference M/APP/2006/1197. Although the Planning permission dated 2006 has expired, the sellers expect Aberdeenshire Council to renew the permission. It is anticipated that the successful purchasers will wish to lodge their own detailed application with the council.

- Planning has expired (Renewal Required)
- Secluded Location
- Services alongside/closeby
- Countryside views

Electricity is available on site, and mains water connections are adjacent to the site; no warranty is given. Interested parties should make their own enquiries about service providers' availability of services or any wayleaves that may be required. A septic tank system will serve the property/plot.





LAND REGISTER
OF SCOTLAND

Officer's ID / Date

2719
19/11/2015

TITLE NUMBER

ABN95353



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

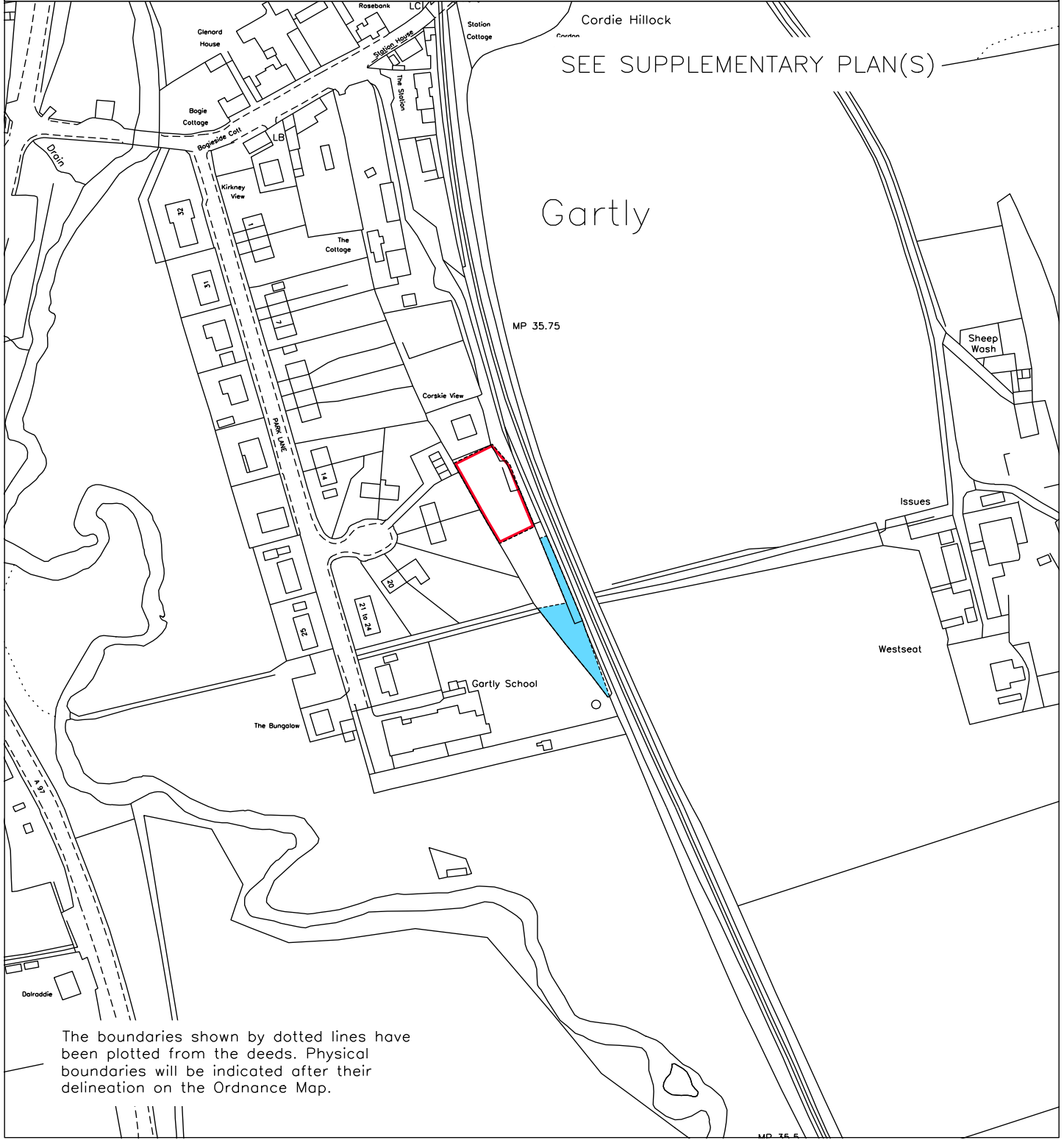
140m

NJ5231 NJ5232 NJ53SW

Survey Scale

1/2500

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SEE SUPPLEMENTARY PLAN(S)

Gartly

MP 35.75

Issues

Westseat

The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map.



McEwan Fraser Legal is delighted to offer this generous-sized building plot of approximately 0.22 Acres. It is located in a charming rural setting at Gartly Station and 5 miles south of Huntly. This plot provides the ideal opportunity to build your life in the Scottish Highlands, whether it is an idyllic retreat or a permanent residence you have in mind. Plots of this quality rarely present themselves: Gartly Station, Gartly near Huntly.

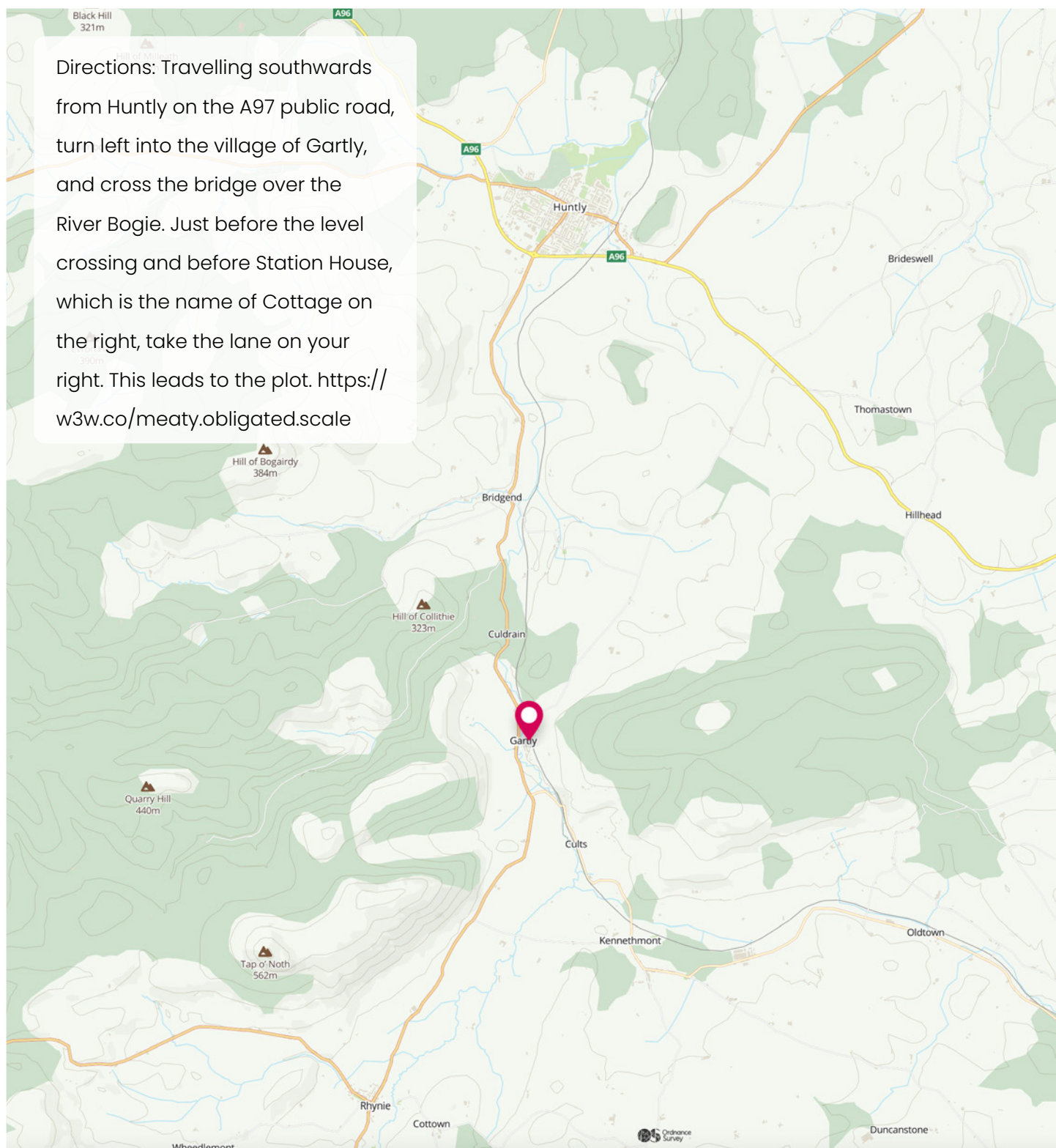
It is situated off the Old Military Road within the blissfully quiet village of Gartly. The property is convenient for Huntly, a bustling town with a population of around 5700 situated on the A96 main road and rail route between Inverness and Aberdeen and 11 miles from Insch Railway Station.

Huntly boasts numerous leisure facilities, a swimming pool, a links golf course, outdoor bowling green and a Nordic Ski Centre. Several rivers are a short drive or walk from this property; some are famous for trout and salmon fishing. There is easy access to the A96 for Aberdeen, thirty-six miles to the southeast and Inverness, 70 miles to the northwest. Both cities offer excellent rail and bus services, with national and international flights provided by Aberdeen Dyce Airport and Inverness Dalcross Airport.

The Location



Directions: Travelling southwards from Huntly on the A97 public road, turn left into the village of Gartly, and cross the bridge over the River Bogie. Just before the level crossing and before Station House, which is the name of Cottage on the right, take the lane on your right. This leads to the plot. <https://w3w.co/meaty.obligated.scale>



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