



RESIDENTIAL BUILDING PLOT, THE OLD MILL,  
BLEACHFIELD, HUNTLY, AB54 4QX

OFFERS OVER £85,000

**BAIRD**  
**LUMSDEN**

**DM HALL**  
CHARTERED SURVEYORS

# Particulars of Sale

Aberdeen 38 Miles

Aviemore 55 miles

Inverness 61 Miles

A unique opportunity to acquire a generous residential building plot with full planning permission and building warrant for the erection of a one and a half storey 4-bedroom home in a fantastic location.

- Planning permission in full
- Building Warrant in place
- Outstanding views overlooking the river and surrounding countryside
- Accessible location
- Fully serviced site
- Semi-rural surroundings
- Highly desirable location
- Established and thriving community

Approximately 0.28 Ha (0.69 Acres)

Offers over £85,000

## LOCATION

Huntly is a prosperous market town on the A96 approximately 38 miles west from Aberdeen and 61 miles south east from Inverness. It is within easy commuting distance of Aberdeen, Inverness and Elgin and has a mainline train station.

This is a thriving and long established town with a community hospital, a choice of major supermarkets and sports and leisure facilities. The area is well regarded for golf, fishing on the rivers Deveron and Bogie (administered by the River Deveron Salmon Fisheries Board), bowling, cricket, football, swimming, skiing at the Nordic Ski Centre and an annual calendar of events and social clubs. Primary and secondary education is provided for at the well regarded Gordon Schools in Huntly.

The town has a visible history with vernacular architecture, historic sites nearby including Huntly Castle attract a number of tourists during the summer months who also enjoy easy access to the Grampians, Cairngorms, Royal Deeside, Strathdon and the Moray Firth.



## THE PLOT

The plot is accessed via a publicly adopted road over The River Bogie. The property sits in an elevated position with a neighbouring newbuild (Plot 1, The Old Mill), easy access directly onto the A96 and walking distance from Huntly town centre. The site has been recently cleared and is now ready for construction and service connections.

Full planning permission was granted on the 12th March 2020 for the erection of 2 dwelling houses, one of which is now complete. The planning reference is APP/2019/2883 and full details can be viewed on the Aberdeenshire Council planning portal: <https://www.aberdeenshire.gov.uk/planning/public-access/#planning>

Conditions have been applied to this planning permission which can be viewed on the decision notice.

Please note that the vendor has informed us that a Flood Risk Assessment was not required as the Flood Prevention Team added 2No. planning conditions to the planning approval noting that development would not be permitted below a certain level, which does not affect the location of the plot.

The vendor also confirms that EnviroSurveying have confirmed that all contaminants have been successfully removed from site, and that Aberdeenshire Council Contaminated Land Department have discharged the planning condition (14).

In addition, a technical pack can be provided from the Selling Agents which includes information on the above and;

Location Plan

Site Layout Plan

Elevation Drawings

Floorplans

Warrants

Notification of Initiation of Development

## SERVICES

Fully serviced site. Private drainage is proposed by septic tank.

## DIRECTIONS

For satnav purposes the property postcode is AB54 4QX.





## LOCAL AUTHORITY

Aberdeenshire Council  
<https://www.aberdeenshire.gov.uk/>

## DATE OF ENTRY

Date of entry shall be by mutual agreement.

## SOLICITORS

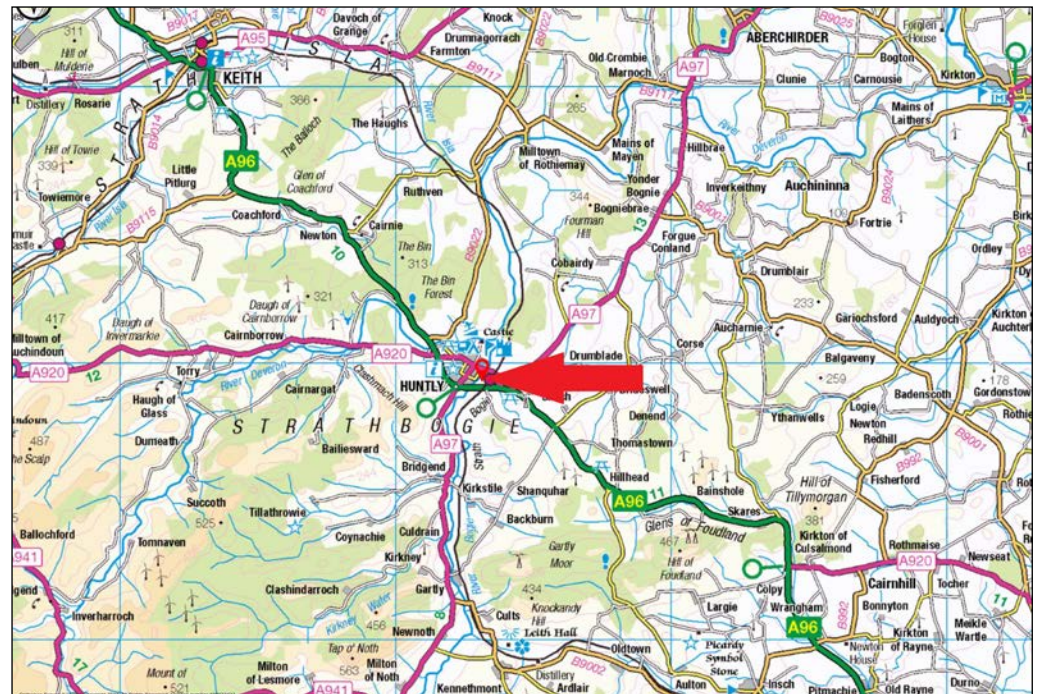
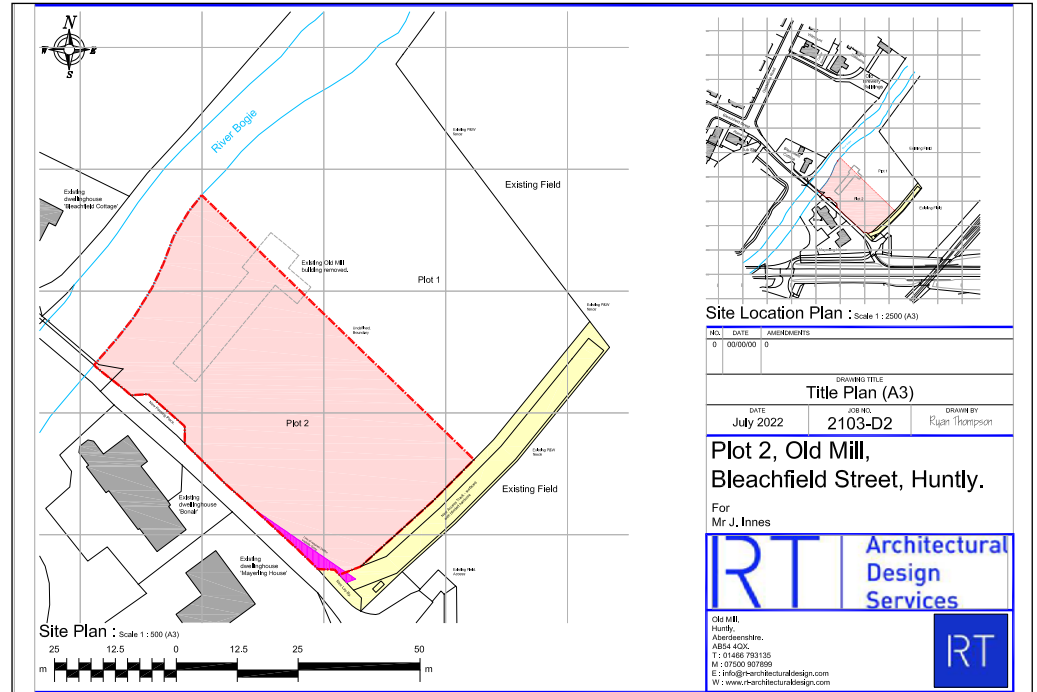
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Tel: 01224 588913

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## CONTACT

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**PARTICULARS AND MISREPRESENTATION**

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