



PLOT 2, DEVELOPMENT LAND AT BRIDGE OF ALFORD, AB33 8QN

- Planning Permission in Principle for spacious family home and garage
- Plot extending to 2805 square metres (0.28Ha) or thereby
- Close proximity to Alford
- Fantastic views of the Aberdeenshire Countryside

**For sale as a whole
OFFERS OVER £100,000**

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. Continue on this road for half a mile, passing through the small village of Bridge of Alford. Leaving Bridge of Alford there will be a signpost to 'Clatt, Kennethmont and Tullynessle', turn left onto Suie Road and the plot can be found on the right hand side of the road, opposite 'Tullynessle & Forbes Hall'. The exact location is shown on the attached Ordnance Survey extract.

Description

Situated in the Howe of Alford, this generous sized plot provides a fantastic opportunity, found at the edge of the quaint village of Bridge of Alford with stunning views of the surrounding area. The south facing 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/2018/1370 or within Aberdeen & Northern Estates office.

The nearby town of Alford 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 supermarket, an 18 hole golf course and is home to the Alford Ski Centre. Other recreational opportunities including the Grampian Transport Museum and Haughton and Murray Country Park.

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.

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

Note

Prospective purchasers should note that: 1) 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.



Date of Publication - January 2019