



## **RESIDENTIAL PLOT AT BURRYHILLOCK, PREMNAY, INSCH, AB52 6QG**

**Insch 2½ miles**

**Inverurie 10 miles**

**Aberdeen 25 miles**

**A fantastic residential plot with Full Planning  
Permission for a spacious 3-bedroom house with  
up to 5 acres of additional land available by  
separate negotiation**

**AS A WHOLE - OFFERS OVER £85,000**

To view the property or for further  
information please contact:

Mr M McKain 07801284358

or

Aberdeen & Northern Estates

01467 623800

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### Directions

From Inverurie travel north on the A96, at the Oyne Fork travel towards Inch (B9002). Stay on this road passing through Oyne. Turn left where signposted to 'Auchleven (Premnay) 2'. Travel along this road for just over half a mile where the land is located on your right hand side as shown on the OS extract plan.

### Description

The residential plot at Burryhillock presents an excellent opportunity. Full Planning Permission was granted for the erection of a dwellinghouse and garage and formation of a new access on the 17 December 2018, set within 0.18Ha (0.44 acres). The permission grants for the erection of a spacious 3-bedroom house with the living spaces facing southeast to enjoy maximum sunlight and views towards Bennachie. The generous plot size allows for a large garden area. Further information is available on request and the planning application can be viewed on the Aberdeenshire Council planning portal with the reference APP/2018/1393

The plot has fantastic views of the Bennachie range and lies within a short distance from the quaint village of Auchleven, which has a pub and local primary school. The site further benefits from the option to purchase an additional 5 acres of good quality arable land, making it an ideal location as a smallholding.

The nearby village of Inch provides a selection of local shops and amenities including, health centre, post office, community centre, train station, a highly rated 18-hole parkland golf course and bowling green. The closeby Bennachie range provides many miles of excellent walking and hacking opportunities.

Inverurie (10 miles) and Huntly (17 miles) provide a wider range of shops, services, including supermarkets, and secondary education. The City of Aberdeen can be found 25 miles south east, and provides a theatre, two universities and an array of shopping facilities. The city also has a mainline railway station and an international airport providing excellent transport links south and further afield.

### Agricultural Land

Available by separate negotiation, 5 acres of prime agricultural land, classified as grade 3(1) by the James Hutton Institute. The land adjoins the residential plot and provides a further range of options. The vendor will consider leasing the land for a 5 year period. BPS Entitlements can also be made available by separate negotiation.

### Services

Services are understood to be available nearby. Mains electricity is adjacent to the plot, the proposal is for a new connection to the on site Public Water Supply. Private drainage will be a septic tank and soakaway.

### Entry

By agreement.

### Offers

Offers should be submitted in full Scottish legal terms to this office along with relevant anti-money laundering paperwork.

### Local Authority

Aberdeenshire Council, Garioch Area Office, Gordon House, Blackhall Road, Inverurie, AB51 3WB

### 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.

