

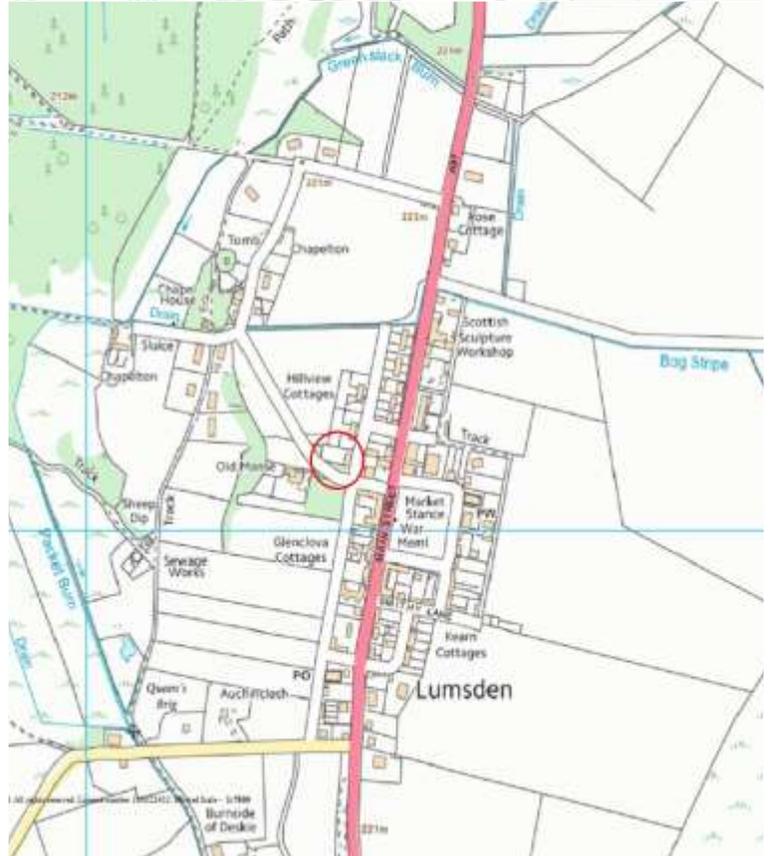
TWO PLOTS WITHIN THE VILLAGE OF LUMSDEN HUNTLY, ABERDEENSHIRE, AB54 4JN

- Planning permission in principle for two dwellinghouses
- Plot 1 extends to approximately 440m² and Plot 2 extends to 1250m² or thereby
- Convenient village location in a scenic rural setting

For sale in 2 lots
Lot 1 (Plot 1) offers over £45,000
Lot 2 (Plot 2) offers over £55,000

To view the property or for further information please contact:

Mr McConnachie 07935286276
or
Aberdeen & Northern Estates
01467 623800
estates@anmgroup.co.uk



Directions

From Aberdeen, travel west on the A944 passing through Alford towards Huntly. At the turning signposted for Kildrummy and Strathdon, continue straight ahead on the A97 for approximately 1 mile to reach Lumsden. From the Main Street, turn left at Hanover Court (opposite red phone box) and the plots are located a short distance ahead on the right hand side. The exact location of the property is shown on the attached OS plan.

Description

Situated within the peaceful village of Lumsden, each plot has planning permission in principle for the erection of a detached dwellinghouse, allowing prospective purchasers flexibility on the design of their home. Further information can be found on the Aberdeenshire Council planning portal website using the reference code APP/2019/2062 or within the Aberdeen & Northern Estates office.

Located in the heart of picturesque upper Donside, Lumsden is approximately 9 miles from the town of Alford and 12 miles from the market town of Huntly, and provides a primary school, post office and garage and a community run village hall. An excellent range of amenities is available in Alford including health centre, shops, modern community campus with swimming pool and library and an 18 hole golf course. Secondary schooling is available at Alford Academy or The Gordon Schools in Huntly. Lumsden is within a 15 minute drive from the Cairngorms National Park and ideally located for recreational pursuits including hillwalking, mountain biking, cycling, horse riding, fishing and skiing. The City of Aberdeen, approximately 35 miles to the east, can be reached in 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

Mains water, mains drainage and electricity connections are understood to be available close by. 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.