

## Building Plot At Culdrain,

Gartly, Huntly, AB54 4PY

Price Over

**£17,995**



### Contact Solicitor

Stewart & Watson  
17-19 Duke Street  
Huntly  
AB54 8DL

01466-792331

[swatt@stewartwatson.co.uk](mailto:swatt@stewartwatson.co.uk)

<http://www.stewartwatson.co.uk>

## Features

## Description

### Large Building Plot in tranquil location close to Huntly

Full Planning & Building Warrant Granted  
Site extends to approx. 1300m<sup>2</sup>  
Private water & drainage  
Electricity nearby  
Within commuting distance of Aberdeen

This large building plot extending to approximately 1300m<sup>2</sup>, enjoys a rural location in the peace and quiet of the country but only 3 miles from the town of Huntly. The plot is adjacent to the A97 providing easy access to the A96 for commuting to Aberdeen. There are good views over the surrounding countryside.

**PLANNING PERMISSION** Full planning permission and Building Warrant have been granted for the erection of a single storey 4 bedroom dwelling house with attached single garage under planning

references APP/2017/1323 and BW/2018/1219 respectively. Details of the building warrant are available to view at our Huntly office.

**SERVICES** Private water and drainage will be to a septic tank. Electricity and telephone connections are located nearby.

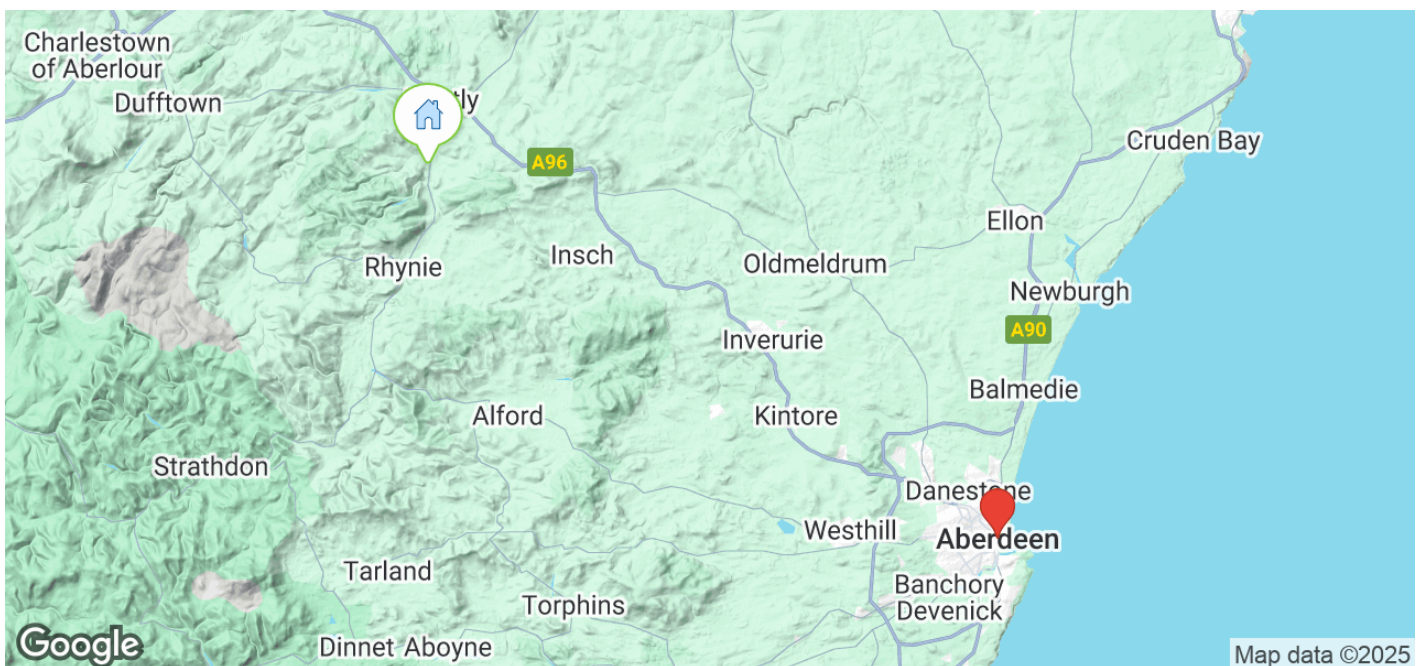
**Entry:** A suitable date of entry can be negotiated.

**Council Tax** This will be fixed by the Local Authority on completion.

**EPC Banding:** N/A

**LOCATION** Huntly is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approximately 37 miles from Aberdeen. There are rail and bus links to Aberdeen and Dyce Airport is approximately 45 minutes drive. Huntly is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. It has a range of sporting and leisure facilities including a golf course, cricket club, swimming pool and The Nordic Ski Centre.

**DIRECTIONS** From the roundabout at Huntly take the A97 towards Rhynie and continue on this road for approximately 3 miles. The site is located just off the A97 Gartly to Huntly road on the left hand side heading to Gartly.



### View this property here

<https://www.aspc.co.uk/search/property/314989/Building-Plot-At-Culdrain/Huntly/>

The foregoing particulars are being distributed on behalf of the Selling Solicitors by Aberdeen Solicitors' Property Centre Ltd. of 2-10 Holburn Street, Aberdeen, AB10 6BT. Whilst the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by the Selling Solicitors or Aberdeen Solicitors' Property Centre Ltd. © Aberdeen Solicitors' Property Centre and Selling Solicitors.