

**Burnside,**  
Tullynessle, Alford, AB33 8QR

Price Around  
**£100,000**

**Under offer**



**Contact Solicitor**

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**Features**

**Description**

We are delighted to offer for sale this wonderfully positioned **DEVELOPMENT OPPORTUNITY** for the construction of a DETACHED FIVE BEDROOM FAMILY HOME in a lovely rural location, within easy access of the nearby town of Alford. Situated in a picturesque location with beautiful open views over the surrounding countryside, this is private yet, easily reached site. The site is located a short distance from the public road on the outskirts of Tullynessle and is therefore a truly unique position. Full planning consent for the construction of a five bedroom property was granted on 27 October 2014. The plans for the property to be constructed are available from Aberdeenshire Council's Planning Department application number: APP/2014/3131 or alternatively a copy may be obtained from the selling agent.

The site is available as outlined on the boundary plan below. The nearby town of Alford is a very popular town in the Howe of Alford, some 25 miles due west of Aberdeen City, providing all necessary services including excellent visitor attractions such as the Alford Valley Railway, the Grampian Transport Museum, Craigevar Castle and Haughton Country Park which has great activities for all ages.

The original route of the Old Military Road from Fettercairn to Huntly traverses the County and the modern road is routed through Rhynie to Huntly. Within easy reach of local schooling, with school transport being available for secondary schooling in Alford, this development plot is an ideal family proposition.

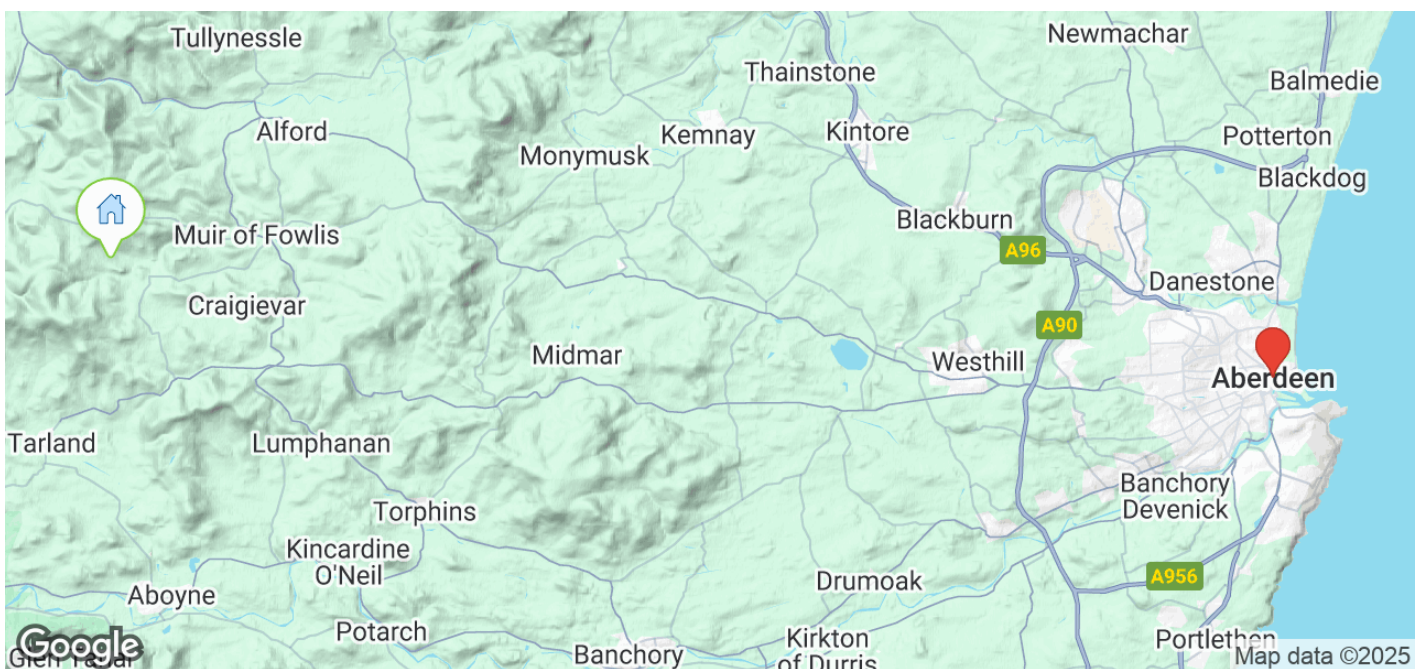
**Directions** Travelling from the City of Aberdeen, continue on the A944 road through Westhill. Continue in a westerly direction and after passing through Alford, at Bridge of Alford, continue straight ahead. Take the first road to the left, signposted Tullynessle. Continue on this road to Tullynessle itself. On passing the church on the right hand side, the plot is approximately 300 metres north on the right hand side. A ruined building is currently visible on site.

**Boundaries** The boundaries are not currently demarcated on site. It will be the responsibility of the purchaser to erect stock proof fencing to the satisfaction of the seller.

**Area** The development site extends to 0.33hectare (0.8 acre) or thereby.

**Additional Land** The seller has intimated that additional land may be available by separate negotiation should a purchaser wish to increase the area of the plot.

**Services** The site benefits from mains electricity adjacent to the site. A private water supply will serve the property however mains water supply is available at the main road should a purchaser wish to bring this to site. Drainage will be to a septic tank situated within the subjects of sale.



### View this property here

<https://www.aspc.co.uk/search/property/330538/Burnside/Alford/>

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