

**Plot at 8 & 9, The Square,**  
Aberchirder, Huntly, AB54 7TA

Price Over  
**£60,000**

**Under offer**



**Contact Seller**

Mr William Bremner  
01466 780260

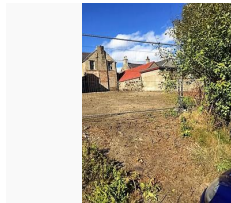
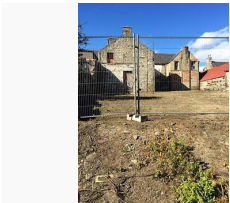
**Contact Solicitor**

Stewart & Watson  
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Huntly  
AB54 8DL

01466-792331

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

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



Coming soon

**Features**

**Description**

For Sale as a whole or in 2 Lots or – Development Opportunity

Traditional property for conversion; Anticipated 3 Dwelling houses possible; Village centre location; Mains Services; Draft plans available

Situated in the Square in the lovely village of Aberchirder, we offer for sale this development opportunity in 2 separate lots or as a whole lot. This central village location and spacious sites extending from the Square to Southview Terrace provides a superb location for bespoke conversions.

Lot 1 – 8 The Square – Derelict house and rear garden &

Lot 2 – 9 The square – derelict shop and rear garden

Comprise a traditional stone building, with a slated roof enjoying a location in the recently upgraded Square in Aberchirder. Planning permission has been granted in the past for the change of use and alterations required to form two dwelling houses at this property. Whereas that planning permission no longer exists, the current owner is confident that the successful purchaser should be able to obtain new planning permission from Aberdeenshire Council.

### **(Outside)**

There is a former garden/yard area at the rear of the property, with access from Wellfield Terrace. It is anticipated that this could be used for creating a private parking area as well as garden ground. There is also ample public parking in The Square itself.

**Plans** Draft plans exist for two dwelling houses:- One with three bedrooms, lounge, kitchen, utility room, bathroom and toilet; and one with two bedrooms, lounge, kitchen, bathroom and toilet. These can be made available for inspection.

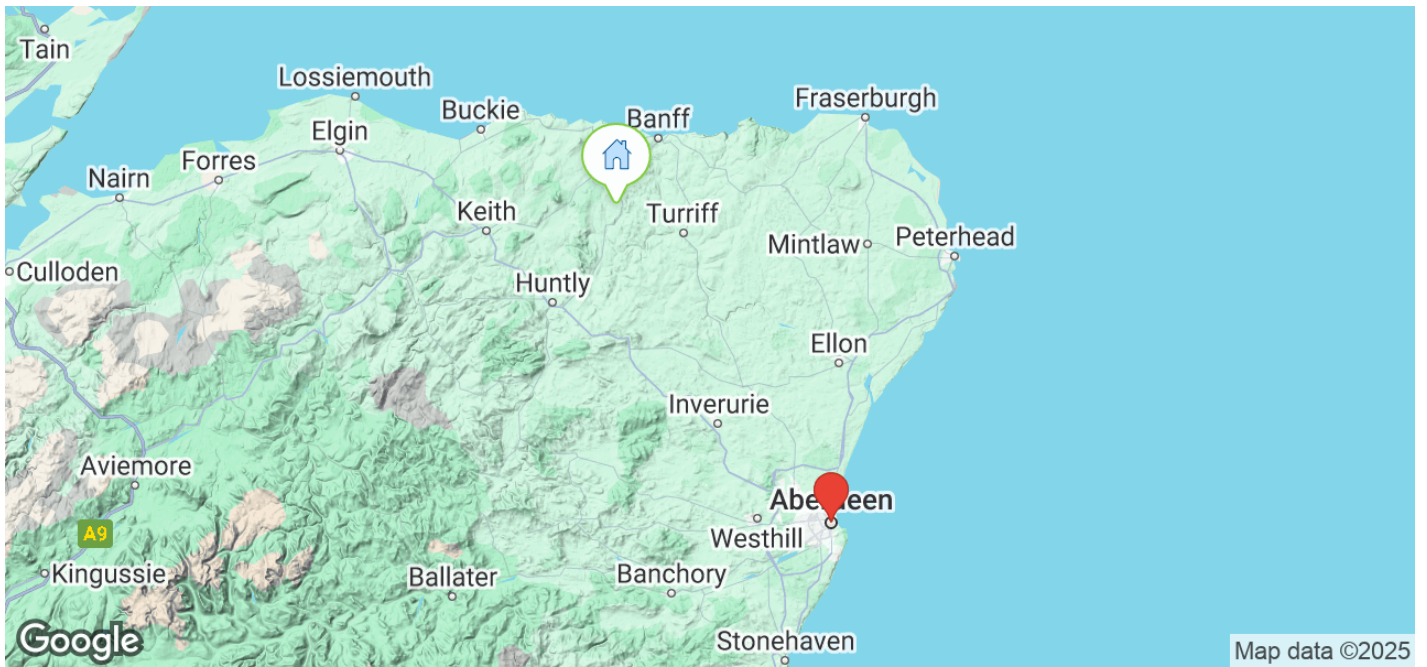
**Services** As this property is located in the centre of the village, the usual mains electricity, water and drainage services are all available nearby.

**Location** The property is located in the rural village of Aberchirder with local facilities including shops, Primary School, Health Centre, Post Office, Pharmacy, small Supermarket and Bowling Club and is ideally placed for commuting to the larger towns nearby. Huntly being approximately 12 miles away is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96. There are rail and bus links to Aberdeen and Dyce Airport. Huntly is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. It has a range of sporting facilities, including shooting, fishing and an attractive Golf Course.

Banff lies approximately 11 miles away and is a historic Country Town situated at the Estuary of the River Deveron on the Moray Firth Coast and retains a busy and prosperous feel. The town provides an excellent range of professional shopping and leisure facilities including 18 hole Golf Course, Swimming Pool and Leisure Harbour and provides both Primary and Secondary Schooling.

Turriff lies approximately 6 miles away and is a thriving town with a population of approx. 5,000. It has excellent Primary and Secondary Schools and a good range of Shops and other well supported facilities including Swimming Pool, Bowling Stadium, Library, Community Centre, Sports Centre, Golf Course and Fishing on the River Deveron.

The village of Aberchirder itself has local facilities including shops, Primary School, Health Centre, Post Office, Pharmacy, small Supermarket and Bowling Club.



### View this property here

<https://www.aspc.co.uk/search/property/347058/Plot-at-8-&-9--The-Square/Huntly/>

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