

**Birchwood House Site, Wardhouse Estate,**

Wardhouse, Inch, AB52 6YL

Price Around

**£120,000**



**Contact Solicitor**

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**Features**

**Description**

We offer for sale Birchwood house site on the award winning Wardhouse Estate. This large house site measures around 8283 square metres which equates to 0.82HA which is approximately 2 acres and is coloured red on the plan. This is a private and sheltered house site with woodland and a variety of shrubs. There is a small interesting structure on site believed to be a seating area which would have been used to enjoy the garden grounds historically. Access to the site will be via a new driveway which is to be taken from the unclassified road coloured green on the plan.

The Wardhouse Estate project has already won 6 awards for new building Design work and Conservation of existing structures as per the Masterplan below which shows the whole Estate including the Birchwood Site.

Kennethmont is a village approximately 2 miles from Wardhouse with Inch being around 4.5 miles and Huntly around 8 miles from the property. The village has a population of approximately 470 people with primary education at Kennethmont Primary School and secondary education at The Gordon Schools, Huntly.

Insch is serviced by bus and rail with Inverness and Aberdeen. The city of Aberdeen is around 28 miles away having an airport with international and domestic flights. The town has a selection of general and specialist shops, as well as a post office. There are a variety of leisure activities including a leisure centre, 18 hole golf course, (greens) bowling club and local library. There is a nursery and a primary school. A health centre, part time fire station, community centre and a childrens play centre. A number of small playparks are scattered around the village, along with a larger play park and football pitch beside the leisure centre.

Huntly has a population of just over 4,500 situated on the main road and rail route between Aberdeen and Inverness. There are a variety of leisure and shopping amenities including supermarkets. The town also has a Health Centre and hospital nearby. Primary and secondary schooling is available at The Gordon School

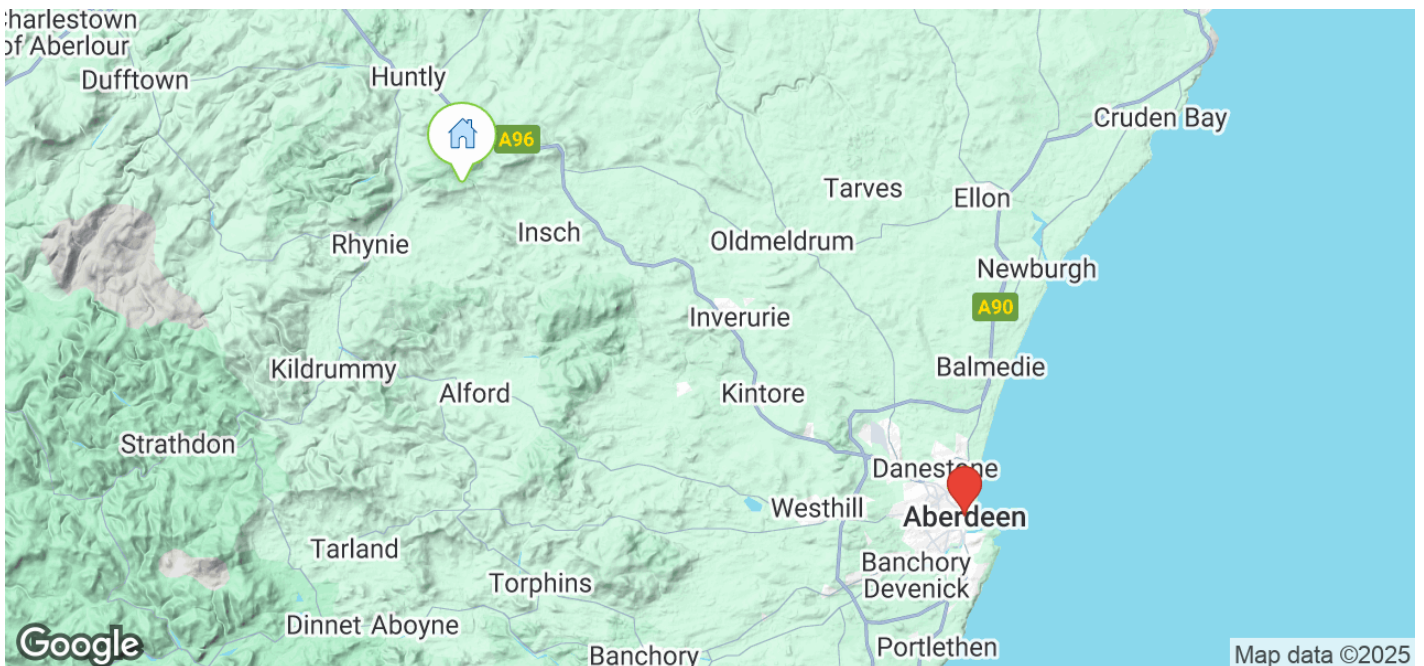
There are various options that could be discussed with planners by the purchaser and even a traditional “kit house” may achieve a variation to planning consent/listed building consent successfully. Contact the Solicitor for further information.

**GENERAL** Electrical power and water will be taken to the site by Wardhouse Estate Ltd (as part of the purchase price). Proposed drainage to a septic tank. The site is private and sheltered.

**OUTLINE PLANNING PERMISSION** A copy of the Detailed Planning Permission and Listed Building Consent is available by request.

**Site** measures 8283 square meters which equates to around 0.82 HA (approx 2 acres).

**DIRECTIONS** Coming from Huntly take the A97 to Rhynie to Lumsden road, drive for around 6 miles, turn left on to the B9002 sign posted Kennethmont 3miles Insch 5 miles. Continue to Kennethmont which is 3 miles, drive through Kennethmont for a further mile and Wardhouse Estate is on the left which has a large sign at the entrance gate. Drive through the gateway and straight on, the road leading to the Dutch Barn and Stables is on the left which has a sign at the end of the road.



## **View this property here**

<https://www.aspc.co.uk/search/property/351503/Birchwood-House-Site-Warehouse-Estate/Insch/>

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