

## The Firs,

Kinnoir, Huntly, AB54 7XT

Fixed Price

**£30,000**

**Under offer**



### Contact Solicitor

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Coming soon



Coming soon



## Features

## Description

### RESIDENTIAL SITE WITH OUTLINE PLANNING PERMISSION

Extending to around 0.75 acres, this RESIDENTIAL SITE, enjoys a pleasant location in the popular area of Kinnoir, around 4 miles from Huntly. A detached dwelling-house is currently located on the site but for *Health and Safety reasons, access to the interior of this property is not available to viewers.* Planning Permission in Principle has been granted for the erection of a replacement dwelling-house. It is understood that water and services are available nearby, but any potential purchaser would require to satisfy themselves in this regard. The outline planning permission can be viewed on Aberdeenshire Council's Planning Department's website using the following application number: APP/2016/3233.

**LOCATION:** The property enjoys a pleasant rural setting, yet benefits from easy access to the main A96. It is located around 4 miles from the market town of Huntly which provides a full range of local amenities, including excellent Primary and Secondary Schooling and a railway station. A variety of sporting facilities is also available including shooting, fishing and an 18 hole Golf Course.

**TRAVEL DIRECTIONS:** From Huntly take the A96 towards Aberdeen, taking the first left just beyond the town onto the A97, signposted Banff and Aberchirder. Continue along the A97 for around 2 miles then turn left at the sign for Kinnoir. After approximately 1 ½ miles turn left onto the track road and the subjects are located a short distance ahead on the left.

#### **NOTE 1**

This property is being advertised at a fixed price which is an invitation to prospective purchasers to submit offers at that price. It does not imply an undertaking that the first such offer will be accepted. The following are material points which will affect the acceptability of an offer;-

1. A “suspensive condition” in the offer e.g. where the offer is dependent on a satisfactory survey being obtained by the purchaser.
2. Whether the date of entry in the offer is suitable to the seller.
3. The inclusion of extras or items which the seller does not want to include in the price.

#### **NOTE 2:**

Offers are invited using Scottish Standard Clauses as a basis.

#### **NOTE 3:**

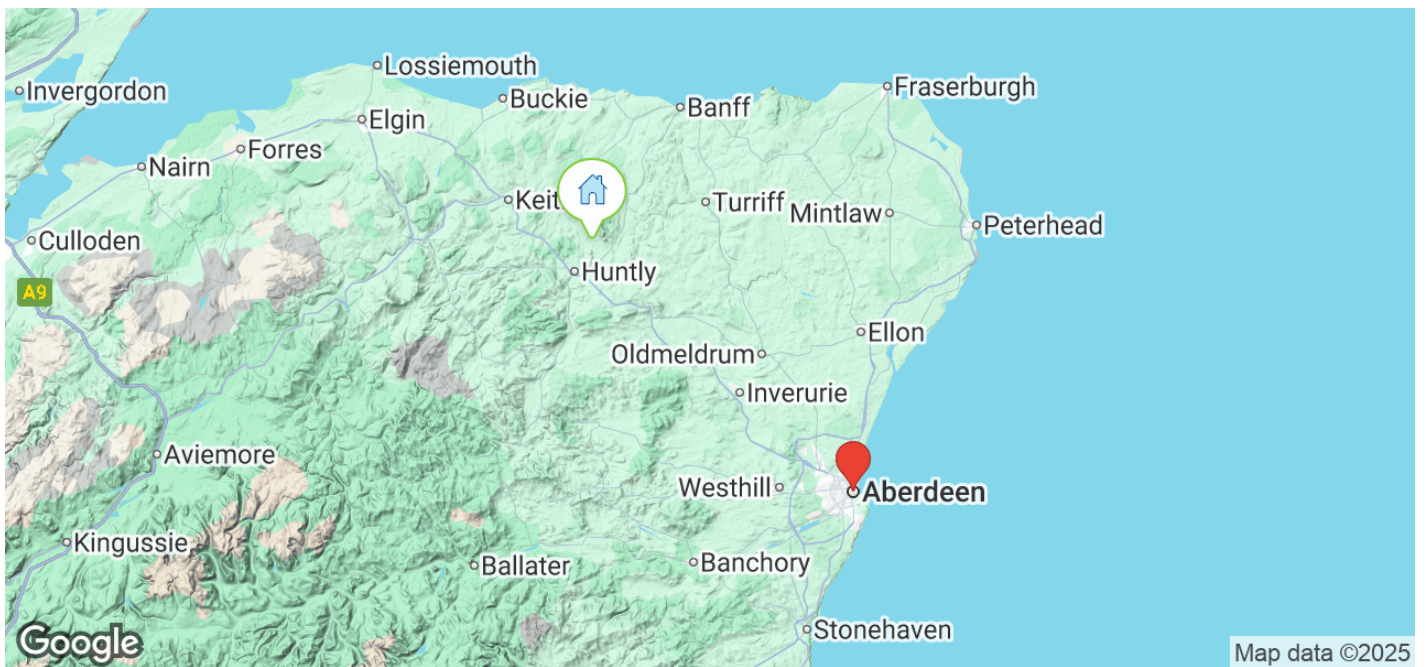
Whilst these particulars are believed to be correct, they are not guaranteed and are not to form part of any contract.

#### **NOTE 4:**

The photographs appearing in this brochure show only certain parts and aspects of the property. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains as displayed in the photographs. Furthermore, no assumption should be made in respect of particulars of the property which are not shown in the photographs. Any areas, measurements or distances referred to herein are approximate only.

Ref: EAC

Issue 1



### View this property here

<https://www.aspc.co.uk/search/property/351875/The-Firs/Huntly/>

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