

**West Manse,**  
Alford, AB33 8NL

Price Around  
**£105,000**



**Contact Solicitor**

Raeburn Christie Clark & Wallace  
6 North Street  
Inverurie  
AB51 4QR

01467-629300

[inverurie@raeburns.co.uk](mailto:inverurie@raeburns.co.uk)

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

**Features**

**Description**

**Building plot with outline planning permission** for a four bedroom detached house with garage: - Occupying a prime setting on the perimeter of the busy town of Alford, we are pleased to offer for sale this sizeable building plot with panoramic views.

On completion, the property will offer an excellent opportunity to enjoy countryside surroundings whilst being ideal for the city commute. The purchaser, to suit their own individual needs, can create their own house style.

**Location** Alford is a thriving village enjoying a host of excellent amenities with primary and secondary schooling and a new Community Campus providing a new nursery, new primary school, academy, swimming pool and community library. Additional recreation activities include a golf course, tennis, bowling, a dry ski slope and the Haughton Country Park. The village maintains a good range of shops, hotels, a library and health centre and is well placed for access to the Lecht ski resort as well as being within easy commuting distance of Westhill, Aberdeen, Dyce and Inverurie.

**Planning Permission** The planning permission for a large four bedroom house with garage has been granted in principle and can be viewed online at the Aberdeenshire Planning website - APP/2023/1202.

**Services** Drainage will be to a septic tank which will need to be installed by the Purchaser. Mains water is across the road and electricity is nearby for which the Purchaser would be responsible for connecting.

## Directions

Follow the A944 Aberdeen to Alford road and continue straight through the village beyond the new campus. Turn left for Banchory and the West Manse site is along this road on the right hand side, as indicated by our For Sale board.



## Photo gallery



### View this property here

<https://www.aspc.co.uk/search/property/355903/West-Manse/Alford/>

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.