

An aerial photograph of a rural development site. The site is a cluster of buildings, including a large stone house with multiple chimneys, a long stone barn, and several smaller outbuildings. The buildings are surrounded by lush green trees and shrubs. To the left of the buildings is a large, open field with visible tire tracks. To the right is a paved road, and below the road are railway tracks. The overall scene is a mix of natural greenery and man-made structures.

Galbraith

DEVELOPMENT SITE AT CANDY FARM

KENNETHMONT, HUNTLY, ABERDEENSHIRE



DEVELOPMENT SITE AT CANDY FARM, KENNETHMONT, HUNTLY, ABERDEENSHIRE

Excellent development opportunity on the edge of a small rural village

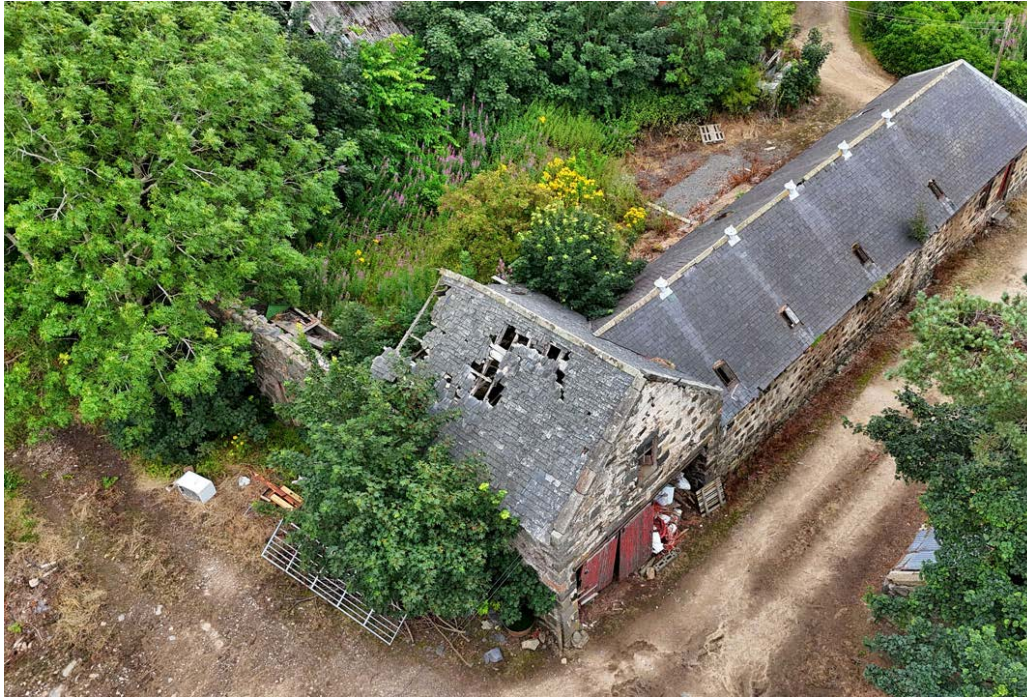
Kennethmont 1.5 miles ■ Insch 7 miles ■ Inverurie 18 miles

- Derelict Farmhouse, steading and outbuildings
- Charming and special opportunity
- Around 4 acres in total
- Rural & quiet countryside location

Galbraith

Aberdeen
01224 860710
aberdeen@galbraithgroup.com





SITUATION

The development site enjoys a lovely rural location yet perfectly located with the B9002 providing an excellent link to Huntly, Inch and Aberdeen. Located in the quaint village of Kennethmont with its own primary school, Chinese restaurant and is home to the Ardmore Distillery. A short drive from the property will take you to Leith Hall Garden & Estate, a stunning 17th century country house run by the National Trust for Scotland. Huntly is a popular town located off the A96 Aberdeen to Inverness Road and has a wealth of local amenities including independent shops, supermarkets, restaurants, hotels, swimming pool and the Nordic ski centre giving the town a great sense of community spirit. Schooling is available at Kennethmont Primary School within the village, whilst secondary education is catered for at Gordons School, Huntly with school transport provided. A train station within Inch, only 6 miles away, provides excellent links on the Inverness to Aberdeen line, ideal for the daily commuter. Aberdeen is some 33 miles, and provides all the leisure, recreational and entertainment facilities expected from the oil capital of Europe. It also provides good transport links with a mainline railway station and an airport providing both domestic and international flights.

DESCRIPTION

The Development site at Candy farm is an exciting opportunity to obtain a large approx. 4-acre site which currently has a derelict detached farmhouse, steading and various outbuildings. Located on the outskirts of Kennethmont, an idyllic Aberdeenshire rural location the opportunities at Candy Farm site are endless and may include retaining and improving the original farmhouse and outbuildings to habitable accommodation, or equally it may be that planning is applied for an alternative property on the site. The property would lend itself well as a main home and offers a superb opportunity for

a rural lifestyle. Please note that viewings are by appointment only, do not approach the site unaccompanied. Please Note - No part of the property being sold will include any rights to a private water supply and that the purchaser will require to arrange connection to mains water, and that no guarantees are, or will be given in respect of other (existing) services.

POST CODE

AB54 4NJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

<https://w3w.co/procured.slug.plantings>

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2025







Boundary Indication



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