



FISHERFORD DEVELOPMENT

FISHERFORD, INVERURIE, ABERDEENSHIRE, AB51 8YS

Aberdeen 30 miles Inverurie 13 miles Dyce Airport 24 miles

Exciting development opportunity for 3 detached dwellings

- Planning consent for 3 detached dwellings
- Small desirable residential development
- Lovely rural location close to Inverurie
- Easy commuting distance to Aberdeen

CKD Galbraith
 337 North Deeside Road
 Aberdeen
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LOCATION

Situated within the heart of Aberdeenshire's stunning rolling countryside, this excellent development opportunity enjoys an idyllic location in the small hamlet of Fisherford. Fisherford has a small popular Primary School and is located approximately 5 miles from the village of Rothienorman and only 13 miles from Inverurie. Inverurie is an expanding and prosperous town with excellent road and rail links to the north and south including Aberdeen, Dyce, Huntly and Elgin. There is an excellent health centre, cottage hospital, several large supermarkets, a swimming pool and community centre nearby as well as golf, tennis, bowling and hillwalking.

Aberdeen is some 30 miles away, 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 is host to an airport providing both domestic and international flights.

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An exciting development opportunity commanding lovely views over the surrounding countryside, yet close to the local primary school and community. Planning in principle has been granted for the erection of 3 detached dwelling houses, all with generous sized plots and gardens.

PLANNING

Planning permission in principle has been granted on the 14th March 2016 and a copy of the planning consent and associated plans are available by visiting the Aberdeenshire website with planning number APP/2015/2522 or on request from the selling agents.

SERVICES

We understand that mains water and electricity are located on, or very close, to the site. Drainage will be by means of a private sewage soak away.

VIEWING AND FURTHER INFORMATION

Viewing strictly by appointment with the Selling Agents.

All enquiries or requests for further information should be directed to the Sole Selling Agents, CKD Galbraith, 337 North Deeside Road, Cults, AB15 9SP Telephone enquiries should be made to Tom Stewart on 01224 860 710 or by email to aberdeen@ckdgalbraith.co.uk.

DIRECTIONS

From Inverurie join the B9001 signposted for Rothienorman. Continue on this road for approximately 7 miles and turn right onto the A920 signposted for Colpy. Follow this road for approximately 5 miles turning right onto the road signposted for Fisherford (B992). Follow this road through into the village and site is located immediately after Fisherford Primary School and playing fields on the left hand side.

IMPORTANT NOTES

This property is being sold in its present condition and no warranty will be given to any purchaser with regard to the existence or condition of the services or any heating of other system within the property. Any intending purchasers will require to accept the position as it exists since no testing of any services or systems can be allowed. No moveable items will be included in the sale.

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. Photographers 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 CKD 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 Scottish form should be submitted, through a Scottish Lawyer, to CKD Galbraith, 337 North Deeside Road, Cults, Aberdeen, AB15 9SP.

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 aspects thereof.

For further details please visit ckdgalbraith.co.uk and onthemarket.com.

