

WESTWOOD HOUSE SITE

DINNET, ABOYNE, ABERDEENSHIRE

Single house site with planning in principle and a desirable location in the Cairngorms National Park.

Aboyne 4.5 miles ■ Ballater 6.8 miles ■ Braemar 22.4 miles

- Planning in principle
- For a detached dwelling house
- Services close by
- Around 0.34 of an acre
- Cairngorms National Park

Aberdeen
01224 860710
aberdeen@galbraithgroup.com

SITUATION

The house site is situated in the heart of the village of Dinnet in the beautiful Cairngorms National Park. Aboyne is around 4.5 miles and Ballater only 6.8 miles. Aboyne is well served by many amenities which include primary and secondary schools, a hospital/health centre, a community/sports centre with swimming pool, an excellent 18 hole golf course and a wide selection of shops, hotels and restaurants. Renowned for its scenic beauty, Deeside offers unrivalled opportunities for outdoor pursuits and locally these include water skiing, gliding, walking and climbing. There is abundance of leisure facilities including golf, fishing and horse riding and the Muir of Dinnet National Nature Reserve offering excellent walks. The ski centres at Glenshee and the Lecht are both reachable within a 45 minute car journey.

DESCRIPTION

This desirable house site extends to around 0.34 of an acre and is located within the charming village of Dinnet, in the Cairngorms National Park. Planning in principle has been granted for a detached dwelling house and creates a superb opportunity for those buyers looking to design and build their own family home or second home on Royal Deeside.

PLANNING

Planning in principle was granted by Aberdeenshire Council on 5th February 2020 under reference APP/2019/2039.

SERVICES

It is the responsibility of interested parties to investigate the availability and cost of utility services to the individual site and capacities thereof. We understand there is mains water and electricity in the immediate area.

DIRECTIONS

Travelling on the A93 from Aberdeen continue towards and through Aboyne. Dinnet is a small village 4.5 miles west of Aboyne heading towards Ballater. On entering Dinnet, continue over the crossroads & past Loch Kinord Hotel on the right hand side. The site is indicated by our for sale sign.

POST CODE

AB34 5JY

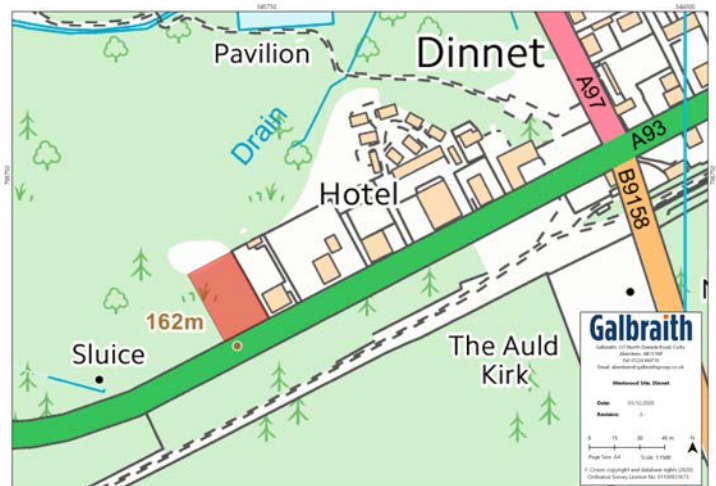
VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.



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, together with proof of funding and identification. 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. Photographs taken in (insert if applicable ie photos taken a period of time prior to launch)