

# HOUSE SITES AT ARDGEITH STEADING

STRATHDON, ABERDEENSHIRE



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Around 1.4 acres with full planning permission for two dwelling houses in the Cairngorms National Park.

Aboyne 15 miles ■ Ballater 16 miles ■ Aberdeen 37 miles

- Full planning permission
- Two separate dwelling houses
- Around 1.4 acres in total
- In the Cairngorms National Park
- Stunning views and scenery
- For sale individually or as a whole



**Galbraith**

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## SITUATION

Ardgeith Steading is located within the picturesque burgh of Strathdon. The nearby Bellabeg is a quaint Hamlet with a shop, post office and local primary school. Bellabeg is also home to the annual Lonach Gathering & Highland Games which was founded in 1841 and attracts thousands of visitors to the area each year. The nearest town to Strathdon is Aboyne to the South East. Aboyne is a popular and growing town in the heart of Royal Deeside and has a wealth of amenities including; health centre, shops, bank, post office, filling station and hotels. Ardgeith Steading is also located within 18 miles of Alford which has a further variety of amenities including Haughton Country Park. Regular bus services are available from both Aboyne & Alford with links to Aberdeen, Westhill, Kintore and Kemnay. Schooling is provided at Towie Primary School and then Alford Academy, where a brand new community campus is completed with a new primary and secondary school, swimming pool, theatre, library and community café. We understand school bus transport is provided to both schools.

Aberdeen is approximately 37 miles from Glendeskry, 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.

## DESCRIPTION

Ardgeith Steading is a large traditional U-shape granite steading situated on an elevated site with southerly views over the Deskry Water. The site in total extends to around 1.4 of an acre and is located on a no through road. Located within the Cairngorms National Park, the site has spectacular open views, south-east towards Bonlee Hill, Baderonach Hill and Gallows Hill, and south-west towards Morven. Planning permission has been granted for a detached house and detached steading, perfectly positioned to maximise the views and natural light, whilst having a sympathetic design to the surrounding environment and location. Both house designs offer very spacious accommodation over two levels, with generous room sizes and popular open plan family living space.

Given the location within the Cairngorms National Park and the outstanding views, these sites represent a fantastic opportunity to obtain a family home in a stunning, idyllic

location. Aberdeen International Airport is also around 1 hour drive away, meaning this is an incredible opportunity for those looking to create a second home offering peace and tranquillity away from the hustle and bustle of busy life in the large cities across the country.

## HOUSE

The current planning allows for a new 4 bedroom detached home retaining the original stone facade to the west side and within the detached bothy.

Ground Floor: Vestibule, hallway, open plan sitting room, dining & kitchen, utility room, cloakroom and master bedroom with dressing area and ensuite shower room.

First Floor: Three double bedrooms, all with built in wardrobes, family bathroom cloak room and large storage room.

Detached double garage.

Detached stone bothy thought ideal as a home office, gym, kids playroom, guest accommodation and art or music studio .

## STEADING

The current planning allows for an exceptionally large 5 bedroom detached home retaining the traditional facade of the steading building.

Ground Floor: Vestibule, hallway, lounge, open plan sitting room, dining & kitchen, growlery/snug, laundry room and master bedroom with dressing area and ensuite shower room.

First Floor: Double bedroom 2 with dressing area and ensuite, double bedroom 3 with ensuite and two further bedrooms. Family bathroom.

Detached double garage.

## PLANNING PERMISSION

Full planning permission was granted by Aberdeenshire Council on the 2nd July 2020 for the conversion of Ardgeith Steading under reference APP/2020/0187.

## SERVICES

Private water supply. Septic tank recommended and electricity onsite but not connected.

It's the responsibility of interested parties to investigate the availability and cost of utility services to the individual site and capacities thereof.



## DIRECTIONS

### From Aboyne

Travel west through the village of Aboyne on the A93 for around 4 miles. Turn right at the village of Dinnet and continue on the A97 for 9 miles. Turn left at crossroads signed Heughhead for 0.3 miles. Turn left down no through road signposted Ardgeith fishing for 0.4 miles. Continue for a few miles and turn left again following the signpost again to Ardgeith Fishing. Ardgeith Steading is located on the right hand side as indicated by our for sale sign.

### From Alford

Travel west through the village of Alford on the A944 for approximately 7 miles. Turn left onto the A97 signposted for Kildrummy & Strathdon and continue on this road for 9 miles passing Kildrummy Castle and turn left signposted for 'Ballater & Braemar' which ensures you remain on the A97. Following the road for approx. 2.5 miles and turn right at crossroads signed Heughhead for 0.3 miles. Turn left down no through road signposted Ardgeith fishing for 0.4 miles. Ardgeith Steading is located on the right hand side as indicated by our for sale sign.

## POST CODE

AB36 8XL

## 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.

The steading building is not suitable for internal inspection under any circumstances and should not be entered due to unsafe flooring & stairs. Should interested parties attend the site without prior appointment they do so at their own risk and safety precautions should be taken.

## 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.

Failure to provide this information may result in an offer not being considered

## MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com

## 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.

