



# FISHERFORD DEVELOPMENT SITE

## FISHERFORD, INVERURIE, ABERDEENSHIRE

Exciting development opportunity with full planning permission for 3 detached houses.

Aberdeen 30 miles ■ Inverurie 13 miles ■ Dyce Airport 23 miles

- Full planning permission
- For 3 detached dwellings
- Lovely rural location close to Inverurie
- Easy commuting distance to Aberdeen

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## SITUATION

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.

## DESCRIPTION

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

## PLANNING PERMISSION

Full planning permission has been granted on the 10th September 2020 and a copy of the planning consent and associated plans are available by visiting the Aberdeenshire website with planning number APP/ 2020/0744 or on request from the selling agents.

## SERVICES

We understand that mains water and electricity are in the vicinity. 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 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.

## POST CODE

AB51 8YS

## 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

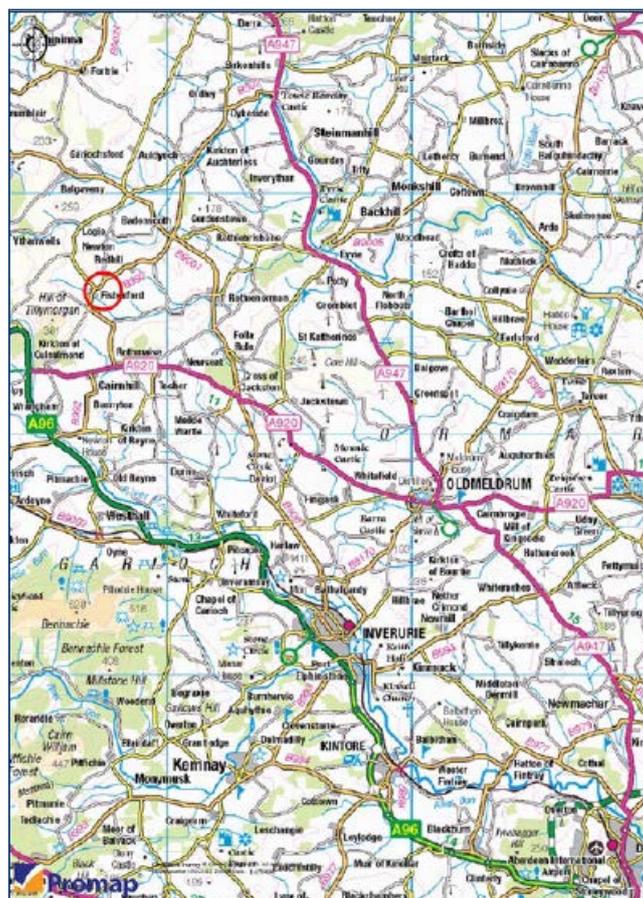
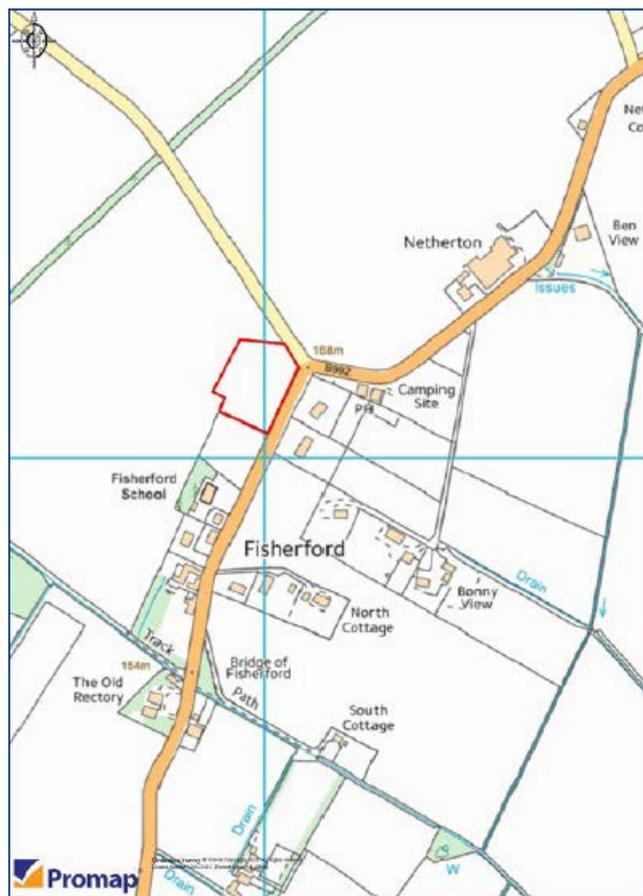
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- 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.

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. 7. Photographs taken in ..... (insert if applicable ie photos taken a period of time prior to launch)



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