



NEWSEAT HOUSE SITE

RHYNIE, HUNTLY, ABERDEENSHIRE

Potential development site in an idyllic countryside setting with beautiful open views.

Rhynie 1.3 miles ■ Huntly 10 miles ■ Aberdeen Airport 33 miles

- Potential development site
- Private shared water supply
- Around 0.33 of an acre
- Beautiful open countryside views
- Idyllic countryside location

Aberdeen
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SITUATION

Rhynie is a quaint village some 9 miles south of Huntly in the county of Aberdeenshire. Located between Aberdeen to the east and Elgin to the west, Huntly is an historic town prospering during the 18th Century through the expanding linen industry. Today, amenities include primary and secondary schools, two major supermarkets, a good selection of independent shops, sporting and recreational facilities and a train station providing direct links to Aberdeen and Inverness. The small village of Rhynie has a local shop, church and primary school. Aberdeen (about 37 miles) provides all of the facilities expected from a modern and prosperous city, with an excellent selection of shopping, retail parks and associated services, rail links and an airport (about 29 miles) providing regular domestic and international flights.

Aberdeenshire is renowned as being one of the sunniest and driest counties in Scotland and it has a wide range of excellent places to stay, eat and shop. The county is famed for its breath taking scenery, long sandy beaches and wildlife and offers wonderful leisure and recreational opportunities. Nearby, the rivers Bogie and Deveron offer superb fishing whilst the area also offers ample opportunities for a wide range of game sports and country pursuits. The Nordic Ski Centre in Huntly provides training for cross country skiing and The Lecht Ski Centre, Glenshee and Aviemore are within relatively easy reach. There are many golf courses accessible within a short drive and as a popular tourist area, local attractions include 'The Whisky Trail', 'The Speyside Way', Cairngorm National Park, together with many ancient monuments, castles, buildings and villages of historical significance.

DESCRIPTION

Enjoying an elevated position with an open outlook across the beautiful surrounding countryside, this is a superb opportunity for the discerning buyer. The boundary extends to around 0.33 of an acre and there is a small traditional stone building. We believe the site would make a wonderful spot for a new family home, or equally for a second home offering a retreat amongst the Scottish countryside.

No planning has been obtained by the present owner, and all is subject to the necessary consents. It will be the responsibility of any interested party or buyer to investigate future planning potential to suit their specific requirements.

SERVICES

We understand the site does have water from a private, shared water source. There is no electricity on site, but we understand it to be in the vicinity. Potential buyers will require to investigate and satisfy themselves regarding all services.

ACCESS

A third party does require access to the farm buildings behind the house site. Therefore the access from the main road at the west side of the site is shared.

DIRECTIONS

From Huntly take the A97 towards Rhynie. On approach to Rhynie, continue along the Main Street. Turn right onto the A941 signposted for 'Dufftown & Elgin' and continue straight for 1 mile. The site is located on the right-hand side as indicated by our for sale sign.

POST CODE

AB54 4HH

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///flinches.kettles.satin

VIEWINGS

Strictly by appointment with the Selling Agents.

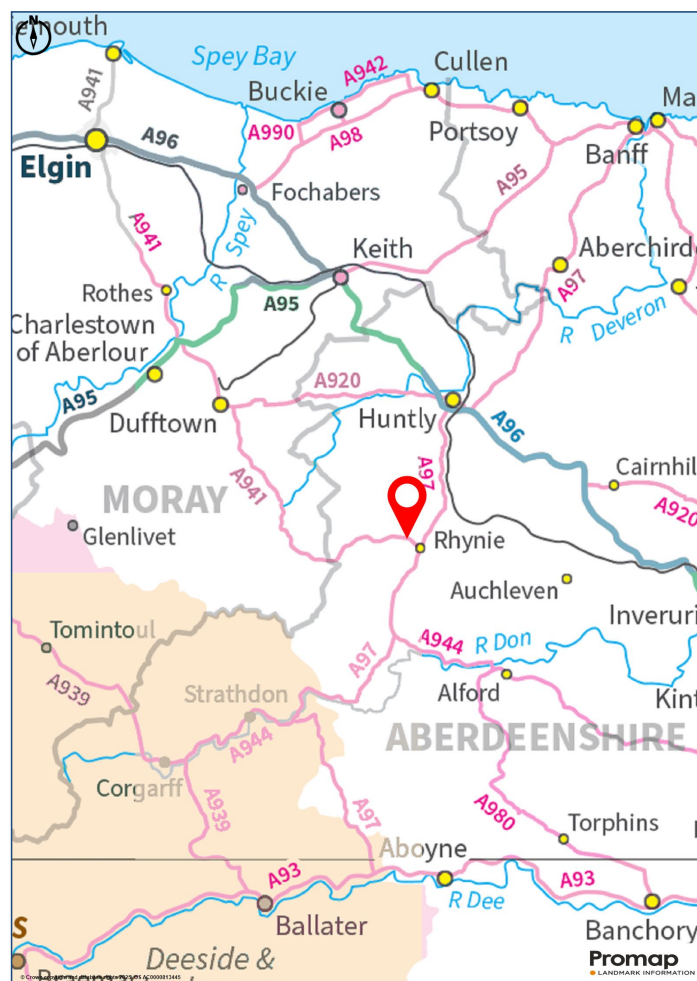
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

HEALTH & SAFETY

Appropriate caution should be always exercised during inspection of the site or redundant buildings.



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 September 2025.