

The background of the entire page is a wide-angle photograph of a rural landscape. In the foreground, there is a lush green field with some patches of bare earth and low-lying vegetation. A dirt path or track runs diagonally across the middle ground. In the background, there are rolling green hills, a line of trees, and a white building with a grey roof on the right side. The sky is a clear, bright blue.

# **LITTLE NEWTON**

OLD RAYNE, INSCH, ABERDEENSHIRE







# LITTLE NEWTON, OLD RAYNE, INSCH, ABERDEENSHIRE

Exciting development opportunity with planning in principle for  
3 detached houses with striking views to Bennachie

Insch 2.7 miles ■ Inverurie 7.6 miles ■ Aberdeen 27 miles

- Planning in principle for 3 detached dwellings
- Lovely rural location close to Insch & Inverurie
- Easy commuting distance to Aberdeen
- Spectacular views to the countryside & beyond
- Private and generous plot sizes
- 3 Individual Plots

Plot 1 - £150,000

Plot 2 - £150,000

Plot 3 - £175,000

## Galbraith

Aberdeen  
01224 860710  
aberdeen@galbraithgroup.com



### SITUATION

Little Newton is located in a rural setting 2.7 miles to the East of Inch and 7.6 miles North-West of the Aberdeenshire town of Inverurie. This makes it within easy commuting distance of Dyce, Bridge of Don & Aberdeen. The towns Inch and Inverurie are a short drive from the site where there are a variety of services available meaning occupants do not need to travel far for shopping, education and healthcare. Public transport is also available in these towns. 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 27 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. Planning in principle has been granted for the erection of 3 detached dwelling houses, all with generous sized plots and gardens.

### PLANNING PERMISSION

Planning permission in principle has been granted on the 20th June 2024 and a copy of the planning consent and associated plans are available by visiting the Aberdeenshire website with planning number- Application Reference: APP/2023/1608

### 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.

### POST CODE

AB52 6SE

### WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: <https://w3w.co/lunching.footsteps.betraying>

### 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.

### 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 April 2025



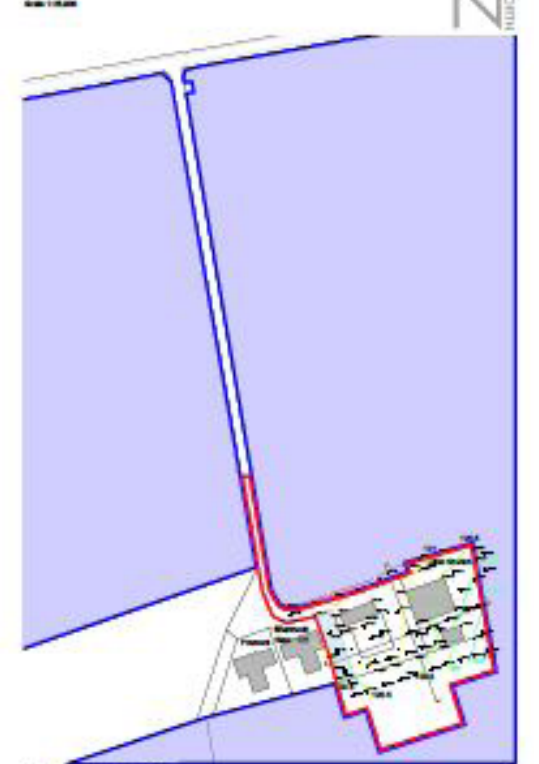




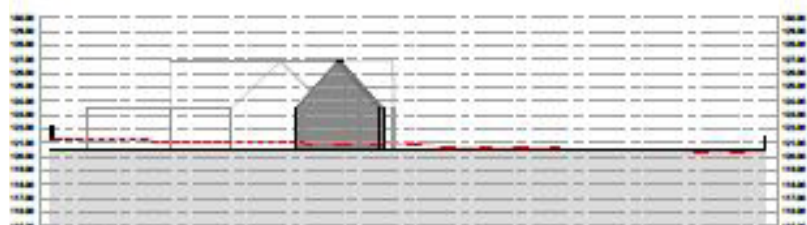
Site Plan  
Scale 1:500



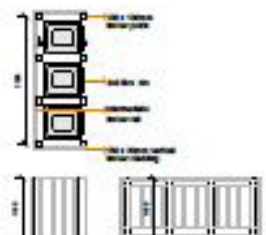
Location Plan  
Scale 1:1000



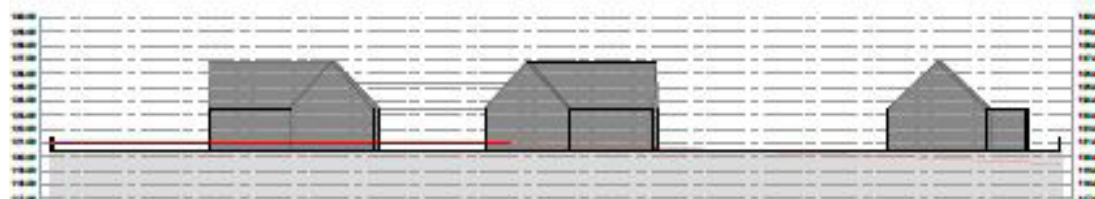
Existing Location Plan  
Scale 1:1000



Site Section A-A  
Scale 1:500



Bin Store Details  
Scale 1:50



Red dashed line indicates buildings that are to be demolished

Area of buildings to be demolished = 412m<sup>2</sup>

Area of buildings being developed = 477m<sup>2</sup>

Area of land to be retained as agricultural land (subdivided domestic boundary)

Scale 1:500

Proposed 3 house development	
At:	Site location
South:	North
East:	West
Proposed Site Plan	
Date:	November 2021
Scale:	1:500
Drawn by:	2021-02



**Galbraith**



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