



HOUSE SITE CLOVA ROAD, LUMSDEN
HUNTLY, AB54 4JH

OFFERS IN THE REGION OF
£60,000

peterkins

HOUSE SITE
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£60,000

- House Site measuring 1785m² approx.
- Full Planning Permission
- Rural location
- Spectacular Countryside Views

Viewing contact Peterkins
(01542) 882537

Peterkins are delighted to present this fantastic opportunity to purchase this elevated house site with magnificent views overlooking the surrounding countryside. There is Full Planning Permission to erect a detached dwellinghouse and garage including change of use of the land to a domestic site. The site measuring 1785m² approx. is situated on Clova Road between the dwellinghouse Ambleside and the woods. The woodland to the west is due to be felled in 2020 and replanted with natural woodland. A new access road will be required to be formed from Clova Road. A copy of the planning permission is available on request or on the Aberdeenshire Council website Planning Reference APP/2021/1775.

Lumsden is a rural village located approximately 13 miles from Huntly and 7 miles from Alford. Inverurie and Aberdeen are within commuting distance, with Aberdeen having both a domestic and international airport. Primary schooling is available in Lumsden and secondary at Alford Academy and The Gordon Schools, Huntly.

Huntly the "Family Town" has a similar population to that of Keith, just over 4,500 situated on the main road and rail route between "The Granite City" Aberdeen and Inverness. Huntly is well known for its historic Castle, The Gordon Schools and the home of Deans shortbread, Rizza's ice cream and Duncan Taylor Whisky. There are a variety of leisure amenities including Britains only all weather Nordic Ski Track as well as shopping facilities (including two supermarkets). Huntly also has a health centre and hospital. Primary education is available at Gordon Primary and secondary schooling is available at The Gordon Schools.

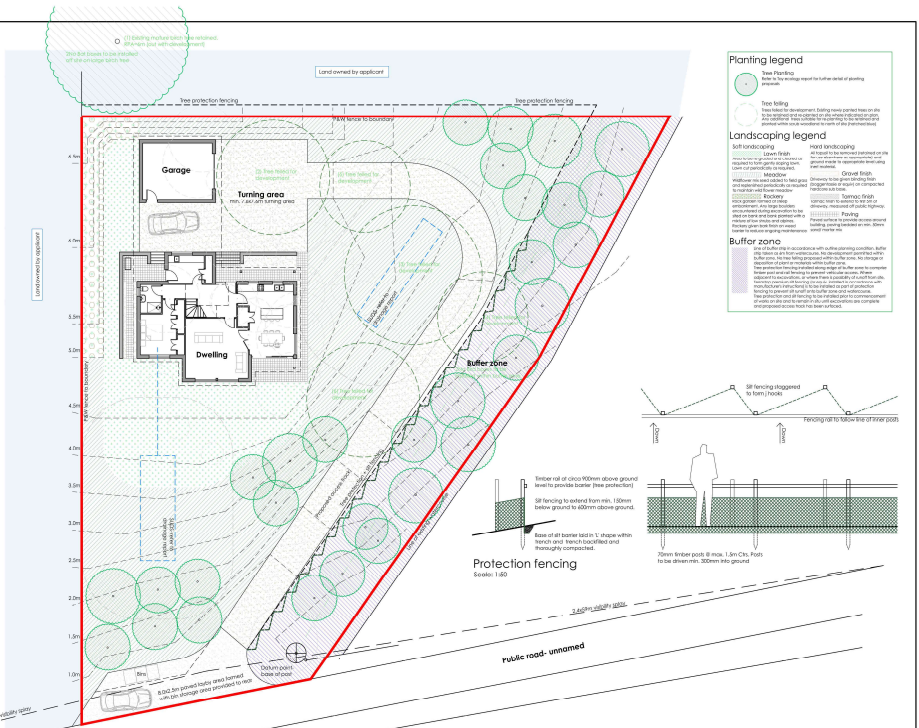
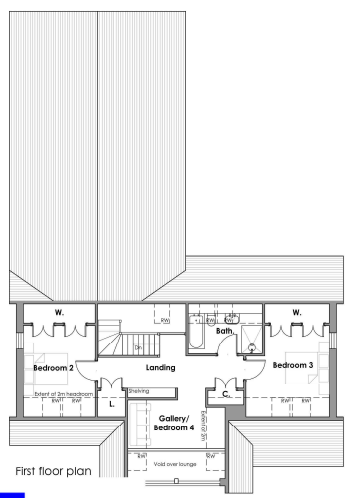
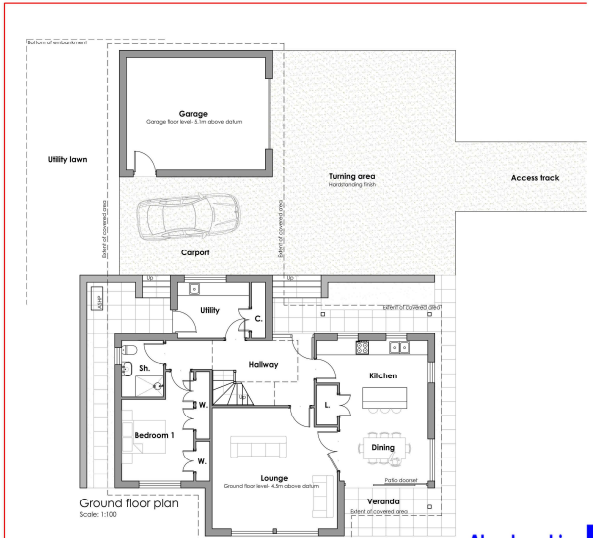
GENERAL

Proposed drainage to septic tank.

Interested parties should make their own enquiries to satisfy themselves as to the cost of connecting the electricity supply.

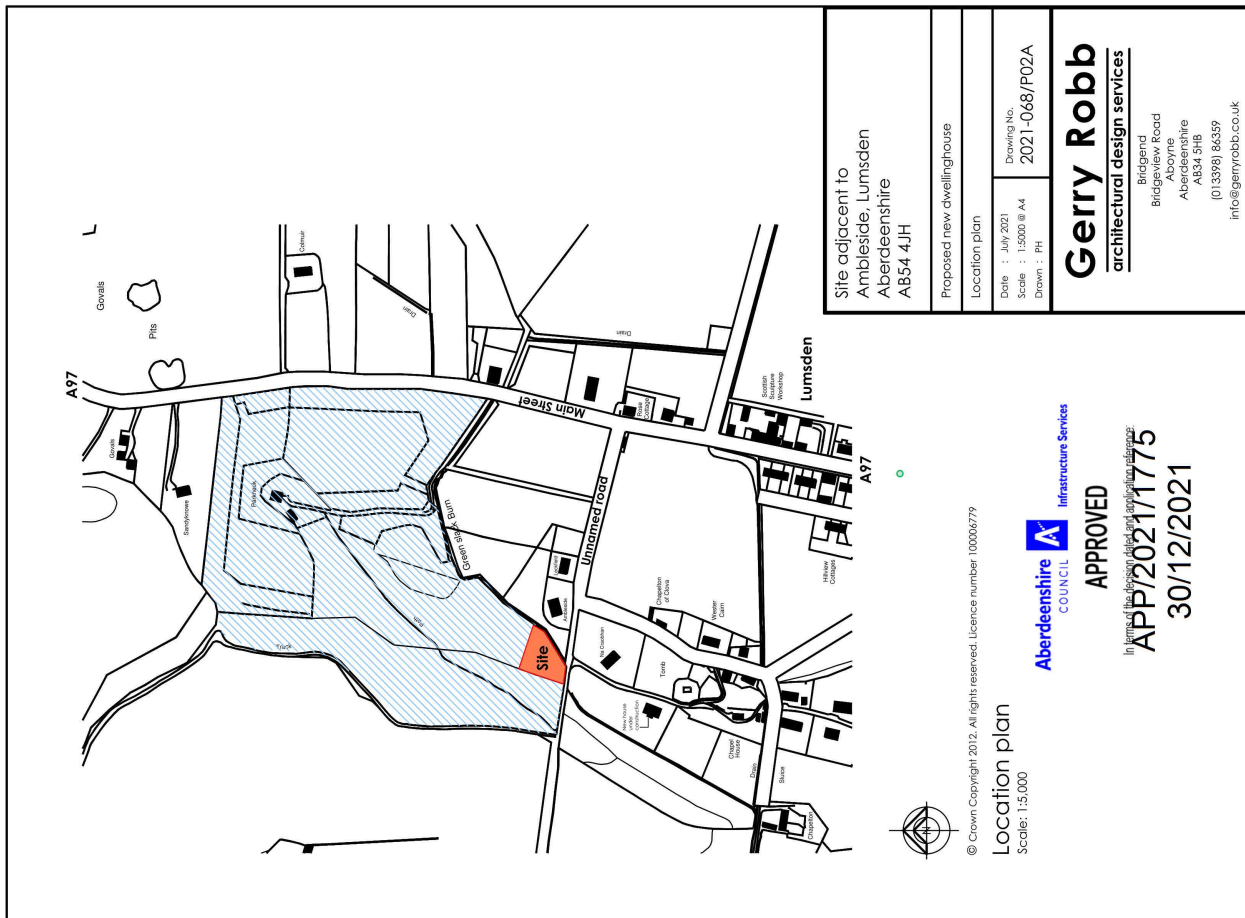
DIRECTIONS

From Huntly take the A97 road to Rhynie. Continue on this road for around 12.5 miles. Before reaching the village of Lumsden turn right at the signpost to Clova. Continue straight ahead passing the property Ambleside on the right-hand side and the single tack road on the left. Continue a short distance to the next single-track road on the left and the site is opposite this road between Ambleside and the large pine trees.



- Planting legend**
- Tree planting: (1) Existing mature trees to be retained, (2) New trees to be planted at the construction time.
 - Tree falling: (1) Existing mature trees to be retained, (2) New trees to be planted at the construction time.
- Landscaping legend**
- Soft landscaping: (1) Lawn, (2) Grass, (3) Ground cover, (4) Mulch, (5) Path, (6) Deck, (7) Terrace, (8) Pergola, (9) Screen wall, (10) Retaining wall, (11) Boundary wall, (12) Fencing, (13) Gate, (14) Driveway, (15) Parking, (16) Cycle rack, (17) Wheelie bin, (18) Storage shed, (19) Shed, (20) Garage, (21) Dwelling, (22) Veranda, (23) Deck, (24) Terrace, (25) Pergola, (26) Screen wall, (27) Retaining wall, (28) Boundary wall, (29) Fencing, (30) Gate, (31) Driveway, (32) Parking, (33) Cycle rack, (34) Wheelie bin, (35) Storage shed, (36) Shed, (37) Garage, (38) Dwelling, (39) Veranda, (40) Deck, (41) Terrace, (42) Pergola, (43) Screen wall, (44) Retaining wall, (45) Boundary wall, (46) Fencing, (47) Gate, (48) Driveway, (49) Parking, (50) Cycle rack, (51) Wheelie bin, (52) Storage shed, (53) Shed, (54) Garage, (55) Dwelling, (56) Veranda, (57) Deck, (58) Terrace, (59) Pergola, (60) Screen wall, (61) Retaining wall, (62) Boundary wall, (63) Fencing, (64) Gate, (65) Driveway, (66) 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