



Development Opportunity, Fairlea, By Alford, AB33 8NN

Offers Over £80,000

A LEVEL SITE, IN A PICTURESQUE LOCATION WITH ENDLESS POSSIBILITIES FOR A
MULTITUDE OF USES

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer FOR SALE this accessible, yet privately positioned POSSIBLE DEVELOPMENT OPPORTUNITY in a lovely scenic rural location to the west of Alford. This land is within easy access of Alford and in turn the City of Aberdeen which is an easy journey. The site is adjacent to existing properties and offers a wealth of possibilities for future use.

The town of Alford is a very popular town providing all the necessary services and facilities including excellent visitor attractions such as the Alford Valley Railway, the Grampian Transport Museum, Craigevar Castle and Haughton Country Park which has excellent facilities for all ages. Within easy reach of local schooling being well provided for at both primary and secondary level. The market towns of Inverurie and Banchory are all close by as are the remaining main towns of the north east. Outdoor pursuits are in abundance from field sports to golf and skiing or simply walking in the Donside countryside.

DIRECTIONS

Travelling from Alford on the A980 road in a westerly direction, take the signpost to Auchintoul. Continue past the main entrance to Breda Estate and continue to follow the road until the next turning on the right. The site is located on the right hand side of the road and is identified by our Stronachs Sale board.

BOUNDARIES

The site is currently bounded by post and wire fencing and the land is, at present, in agricultural use with the north western corner a possibility for residential development.



AREA

This level, fully enclosed site extends to 3.2 acres (1.3 hectares) or thereby, in total including the possible residential development site extending to 1200 sq.m, or thereby.



SERVICES

The site benefits from mains electricity on site and mains water adjacent to the site. It is assumed that any foul drainage will be to a septic tank to be located within the subjects of sale.



DEVELOPMENT POTENTIAL

Investigations have not been made of the Local Planning Authority, therefore no guarantee is given as to the suitability for development therefore this will be the responsibility of any prospective purchaser to make their own enquiries. It is suggested that possible uses of this site may include the popular pastime of 'glamping', camping pods equestrian uses, touring caravans, static lodges or other small imaginative rural business use like a market garden, or other small ventures requiring an idyllic rural location with open views. The proximity of the River Don and direct access to the River Don Walk makes this a very attractive opportunity. It is hoped that permission will also be granted for the erection of a single dwelling linked to the activity for which the land is to be utilised.



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