



Development Opportunity At West Avenue, Breda Estate, Alford, AB33 8NN

Offers In The Region Of £240,000

DEVELOPMENT OPPORTUNITY FOR A SUBSTANTIAL FAMILY HOME IN EXPANSIVE GROUNDS OR UP TO THREE SELF CONTAINED DWELLINGS

Stronachs

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Viewing: Contact Selling Agents on 01224 626100

We are delighted to offer for sale this wonderfully positioned DEVELOPMENT OPPORTUNITY for the construction of either a SINGLE RESIDENTIAL PROPERTY or up to THREE, SELF CONTAINED DWELLINGS, for which planning consent is already in place. This wonderful site is within easy access of the town of Alford and in turn the City of Aberdeen, which is an easy commute, only 25 miles to the east. Situated within the policies of the renowned Breda Estate this is private yet, easily reached site. The site is set between two established small developments, yet will retain privacy and character due to the nature of the consent approved.

This level site was the location of a cattle court which was demolished in 2007.

Services are on site and the plot extends to 0.617 acre (0.25 hectare) or thereby making this a sizeable and private plot for a substantial dwelling with ample garden grounds. Full planning consent for the construction of three, dwellings was granted by Aberdeenshire Council on 4 October 2013. Site clearance and preparatory work has commenced on site. More info can be found at <https://breda.co.uk/aberdeenshire-cairngorms-property-development/>

The approved plans as approved for the properties to be constructed are available from Aberdeenshire Councils Planning Department application number: APP/2012/2963 or alternatively a copy may be obtained from the selling agent. Extracts for illustrative purposes only are included below.

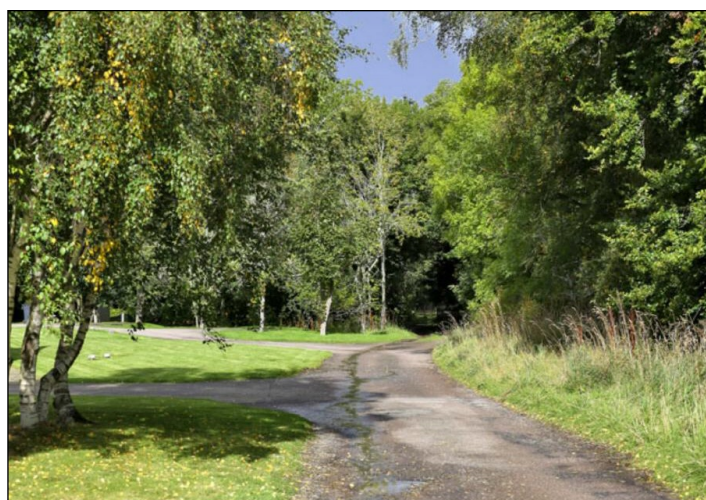
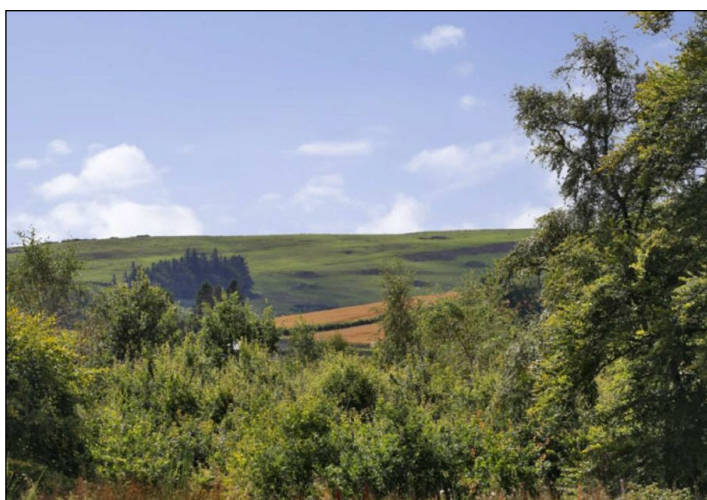
DIRECTIONS

Travelling from Alford in a westerly direction on the A980 road, take the signposted road to Auchintoul. Continue past the main entrance gates to Breda House. Take the next drive on the right hand side, positioned between two cottages. The brown field site is located a short distance ahead on the left hand side, bounded by the West Drive and the drive to the south. The site is identified by our Stronachs sale board.



BREDA ESTATE

The Gaelic word Breda means 'wide open valley'. This is evident by the wonderful views from the Estate over the surrounding countryside. Breda House, in its current form was designed by the talented architect Marshall Mackenzie and built in beautiful pink granite dating to 1892 remaining in the ownership of the McLean Family from then until today.



LOCALITY

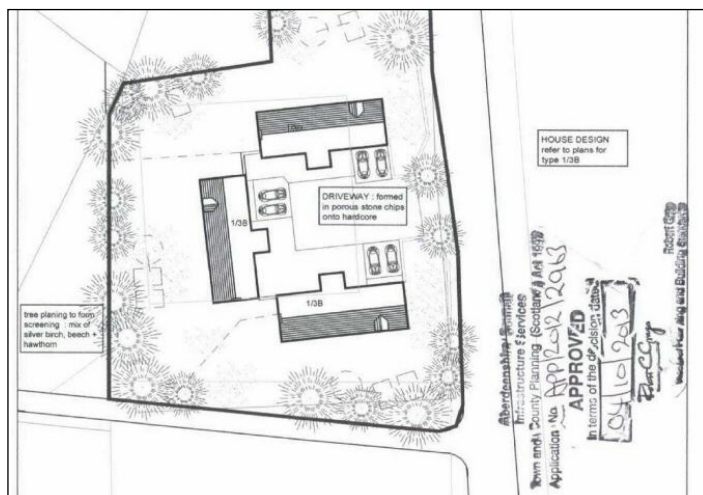
The nearby town of Alford is a very popular town in the Howe of Alford, providing all necessary services including excellent visitor attractions such as the Alford Valley Railway, the Grampian Transport Museum, Craigevar Castle and Haughton Country Park which has great activities for all ages. The original route of the Old Military Road from Fettercairn to Huntly traverses the County and the modern road is routed through Rhynie to Huntly. Within easy reach of local schooling being well provided for at both primary and secondary level this development plot is an ideal proposition to attract families. Additionally the market towns of Inverurie and Banchory are all close by as is the City of Aberdeen. Outdoor pursuits are in abundance from hunting and fishing to golf and skiing - being only 45 minutes from the slopes - or simply walking in the Donside countryside.

SITE USES

This site is level, and sizeable therefore lends itself to an array of residential possibilities. Ideally a large family home with surrounding gardens would be in keeping and could be privately positioned in this most attractive area.

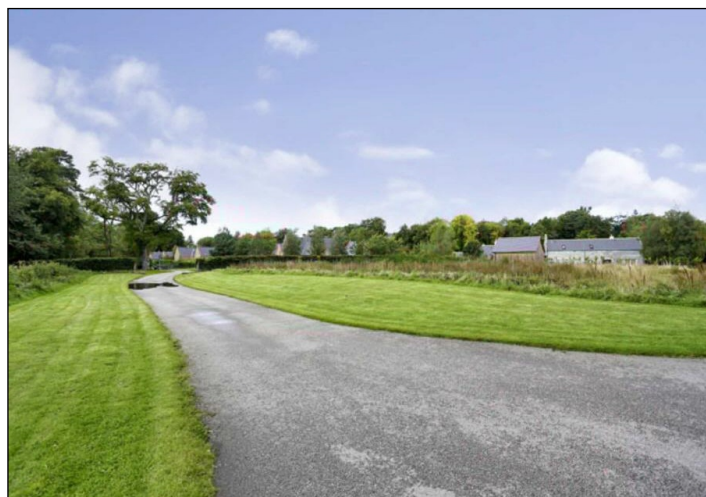
CONSENT GRANTED

The planning consent granted provides for the three, properties to be constructed and harled in wet harl in 'correnie pink' with timber linings complimenting the timber window frames. The roofs will be of traditional slate. The total floor area of each three bedroom dwelling will total 216 sq.m and the accommodation will comprise on the ground floor Sitting Room; dining Kitchen; Utility Room and Shower Room. On the first floor there will be three double sized Bedrooms, the master being en suite and a further family Bathroom. Integrated single garage. The properties are to be arranged around a shared courtyard with private gardens to the rear of each property. If however a single dwelling were to be constructed, the purchaser would require to make their own enquiries of the Planning Department.



BOUNDARIES

The boundaries are currently partially undefined on site. It will be the responsibility of the purchaser to ensure the property is securely bounded and acceptable vehicular access to the site is created providing parking for two cars per dwelling. Being located in an established area, the site benefits from extensive mature tree screening thus adding diversity and protection to the site.



SERVICES

The site benefits from mains electricity on site. Mains water will serve the properties and foul drainage systems will be by way of a Klargester Biosafe Sewage Treatment Plant.

POINT TO NOTE

It should be noted that although the planning consent currently in place is for the erection of three dwellings, it is entirely possible that the site, as offered for sale, could be adapted to a development for fewer properties either a single site or even for two sizeable properties, assuming the necessary consents and permissions are sought and this is the responsibility of the purchaser to make their own enquiries.



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