



## **PLOTS AT MUIR OF FOWLIS** **Muir of Fowlis, Alford, AB33 8JX**

**Alford 3.5 miles**

**Inverurie 19 miles**

**Aberdeen 25 miles**

Two generous house plots with land in a beautiful rural setting on the edge of Muir of Fowlis. Full Planning Permission for a detached house on each plot.

### **AVAILABLE AS A WHOLE OR TWO LOTS**

Lot 1 - Plot 1 and 2.93 acre paddock - Offers Over £135,000

Lot 2 - Plot 2 and 1.70 acre paddock—Offers Over £125,000

To view the property or for further information please contact:

**Aberdeen & Northern Estates**

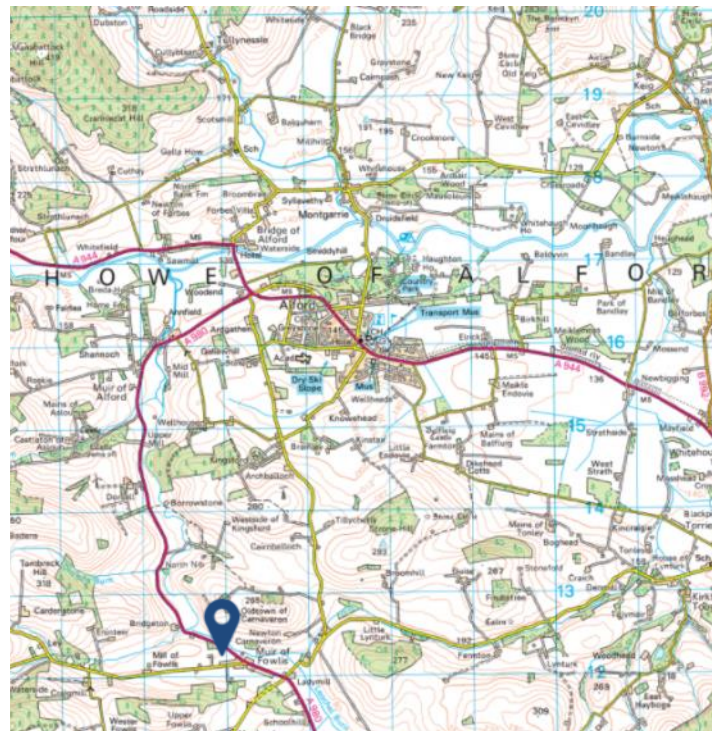
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**Aberdeen & Northern (Estates) Ltd**

**Thainstone Centre**

**Inverurie, AB51 5XZ**



**Lot 1** - Plot 1 extends to 0.6 acres (2428sqm) and is offered for sale with a c.2.93 acre paddock with good roadside access. The plot comes with full planning permission for the erection of a dwelling house with detached garage.

**Lot 2** - Plot 2 extends to 0.6 acres (2428sqm) and is offered for sale with a c.1.70 acre paddock. The plot comes with full planning permission for the erection of a dwelling house with detached garage.

### Location

The property is located on the north-western edge of Muir of Fowlis, a small and popular rural hamlet located close to the growing and vibrant town of Alford.

Primary education is provided at Craigievar Primary School, 1.5 miles away from the sites. The nearby popular town of Alford provides a range of local amenities including secondary education at Alford Community Campus which includes swimming pool, sports hall, library. Alford has a range of local shops including butcher, bakers and grocers, post office and Co-Op supermarket. The Houghton Arms Hotel serves up local produce evening meals and drinks in the public bar. Alford also enjoys cafes, an 18 hole golf course and is home to the Alford Ski Centre.

### Directions

From Inverurie, take the B993 past Monymusk, turning right onto the A944 at Tillyfourie and carry on for 1.4 miles. Turn left onto signposted 'Tough 1/2' and 'Muir of Fowlis 5'. Continue to the crossroads and turn right for Alford. Continue on this road through Muir of Fowlis, the plots and land is on your left beside the national speed signs. **what3words location (gate):** ///tech.assembles.harps

### Clawback

Both paddocks will be subject to an obligation from the purchaser (and successors in Title) in favour of the seller to pay 50% of the uplift in value occurring as a result of any non-agricultural planning permission granted in the period of 20 years from completion of sale.

### Services

Mains electricity and water are available nearby and will require to be connected by the purchaser. Drainage to private treatment plant and soakaway per plot.

### Entry

By arrangement

### Offers

Offers should be submitted in full Scottish legal terms.

### Local Authority

Aberdeenshire Council, Marr Area Office, School Road, Alford, AB33 8TY.

**Note:** Prospective purchasers should note that unless their interest is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

To view this property or for further information, contact our agent:

**Andrew Beedie**

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**ZOOPLA** rightmove OnTheMarket

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Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.