



TWO HOUSE SITES

RICHMOND AVENUE, RHYNIE, HUNTLY, ABERDEENSHIRE

Generous serviced site with full planning permission for two detached bungalows.

Huntly 8 miles ■ Elgin 35 miles ■ Aberdeen 37 miles

- Full planning permission
- Two detached bungalows
- Services connected to site
- Amenities in walking distance
- Popular village location

Aberdeen
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SITUATION

Richmond Avenue is located in the quaint village of Rhynie some 8 miles south of Huntly in the county of Aberdeenshire. Located between Aberdeen to the east and Elgin to the west, Huntly is an historic town prospering during the 18th Century through the expanding linen industry. Today, amenities include primary and secondary schools, two major supermarkets, a good selection of independent shops, sporting and recreational facilities and a train station providing direct links to Aberdeen and Inverness. The small village of Rhynie has a local shop, church and primary school. Aberdeen (about 37 miles) provides all of the facilities expected from a modern and prosperous city, with an excellent selection of shopping, retail parks and associated services, rail links and an airport (about 29 miles) providing regular domestic and international flights.

DESCRIPTION

Located within the heart of Rhynie, a popular rural village in Aberdeenshire, this generous site has full planning permission for two detached properties. Each house is single storey and offers contemporary open plan living and three generous bedrooms. Plot 1 extends to around 550sqm and Plot 2 extends to around 546sqm. The plots could be sold individually or together.

POTENTIAL ACCOMODATION

Ground Floor: Vestibule, entrance hall, open plan living room/kitchen/dining, utility room, master bedroom with ensuite shower room, bedroom two bedroom three and bathroom.

PLANNING PERMISSION

Full Planning Permission was granted by Aberdeenshire Council Planning Department for Erection of 2 Dwellinghouses on the site. Details of the planning permission can be reviewed on their planning portal under reference APP/2022/2424.

SERVICES

We understand the site is serviced by mains water, mains sewer, electricity and telephone. However, it's recommended that potential buyers satisfy themselves in this regard.

DIRECTIONS

From Huntly take the A97 towards Rhynie. On approach to Rhynie, Richmond Avenue is the first turn on the right hand side. Continue along Richmond Avenue and the site is located on the right handside as indicated by our for sale sign.

POST CODE

AB54 4HJ

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///fancied.convinces.worked

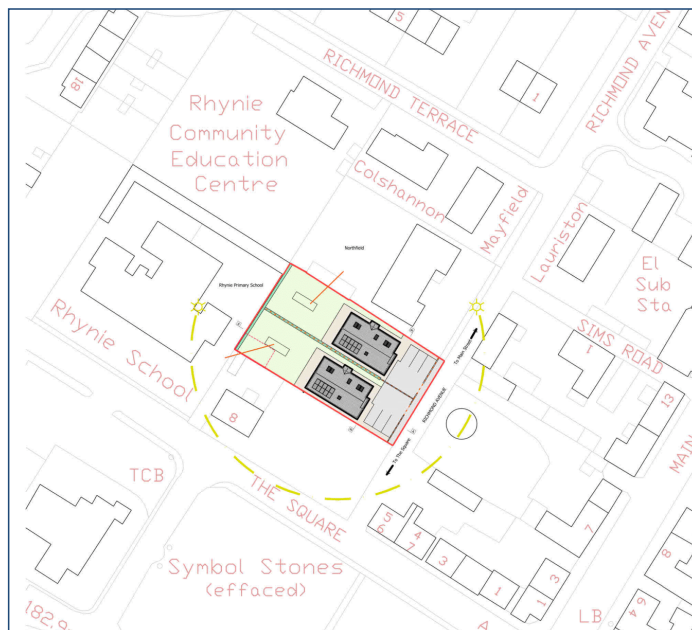
VIEWINGS

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.