



**McEwan Fraser Legal**

Solicitors & Estate Agents

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## Development Land of 6 Plots

BOGNIE PLACE, BOGNIE, HUNTLY, ABERDEENSHIRE, AB54 6BF

# DEVELOPMENT LAND OF SIX PLOTS AT BOGNIE PLACE

These attractive plots of land are located close to the quiet and charming village of Forgue and are handily placed, being seven miles from Huntly, eleven miles from Turriff and thirty-nine miles from Aberdeen. Primary schooling is provided at Forgue with secondary schooling at Huntly Academy.

Huntly has a railway station on the Aberdeen to Inverness line with regular services in both directions. The town is the centre of a thriving rural community and provides a range of services including supermarkets, library, Post Office, health centre, leisure centre with swimming pool and a good selection of local golf clubs.

The renowned Moray coastline is within easy reach, as are the numerous local distilleries. The Scottish Highlands are a magnet for lovers of the outdoors with easy access to the winter and summer sports playgrounds of The Cairngorms National Park and The Lecht Ski Centre. The ruggedness of the north-west Highlands, often referred to as the last great wilderness in Europe, is also accessible with this area boasting some of the most beautiful beaches and mountains in Scotland.

Aberdeen is regarded as the 'Oil Capital of Europe' and as a result has a busy airport with extensive domestic

and international flights. The city is also well-connected with inter-city rail services throughout the UK. In addition, the city boasts two universities and many other highly regarded educational establishments. The city provides all the leisure, medical, recreational, shopping, entertainment and cultural facilities one would expect of a vibrant city.

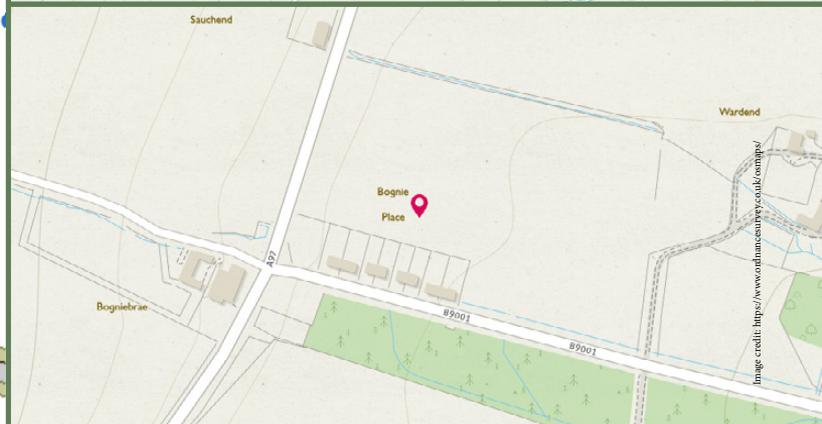
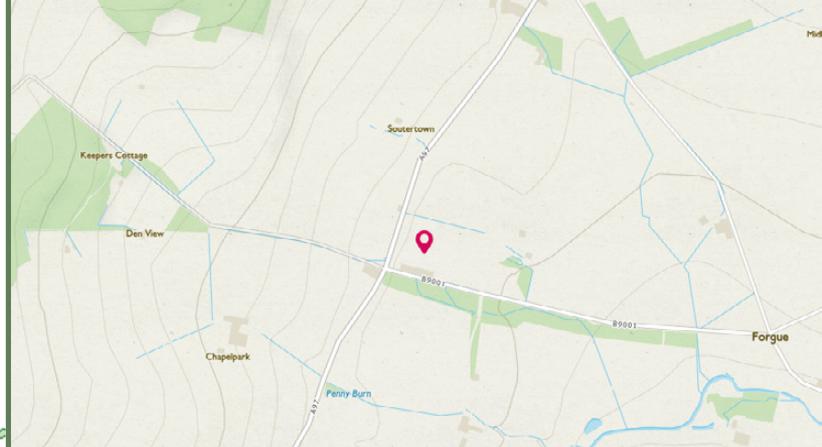
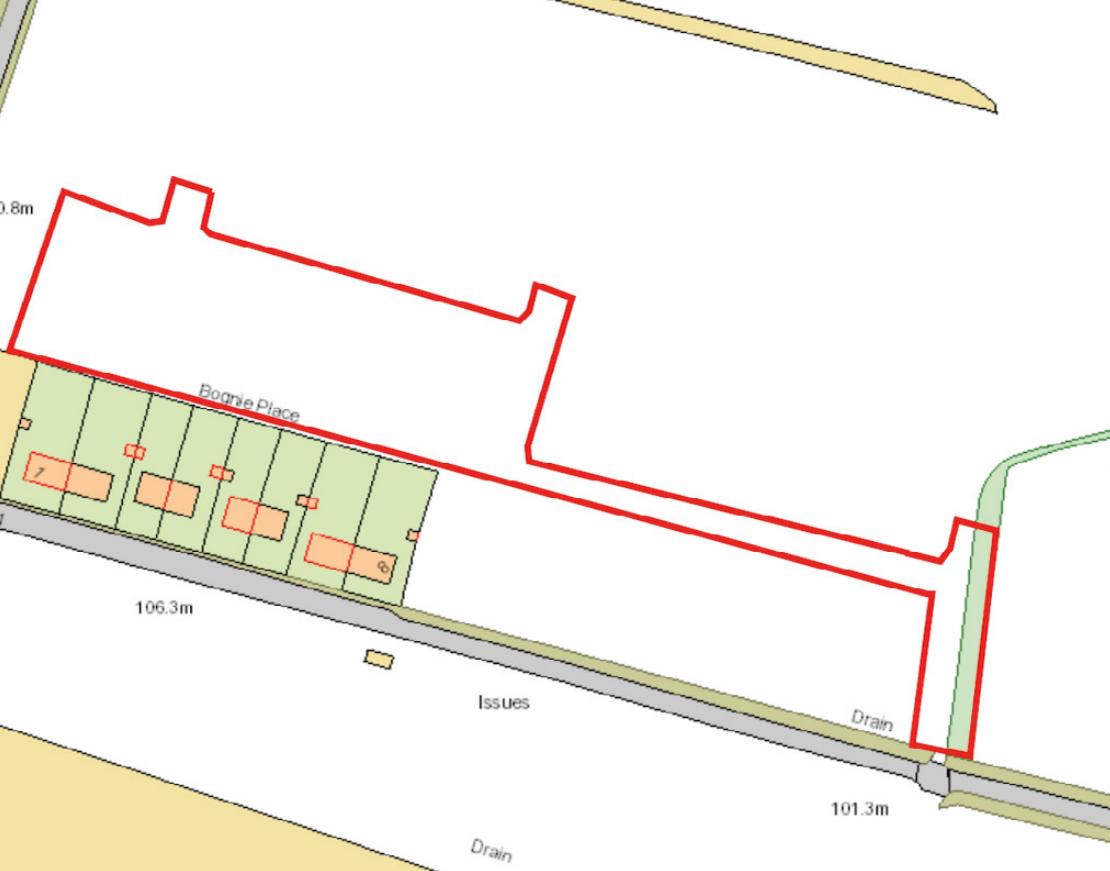
McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this very attractive piece of development land for six detached houses located on the outskirts of the popular village of Forgue, seven miles from Huntly. The plots previously had outline planning permission reference number: APP/2011/0538, which has now lapsed.

The plots cover an area of 1.93 acres (0.78 ha) in total and are adjacent to Bognie Place. They can either be sold as one complete development unit of six plots together or as individual plots. Mains water and electricity are available nearby. Access to the sites is via the minor public road adjacent to the site.

These proposed new homes are located next to an existing residential development and a short walk from the very popular Bognie Arms Hotel. The setting would make an ideal spot for lovely family or holiday homes.



VERY ATTRACTIVE DEVELOPMENT LAND OF SIX PLOTS WITH EXCELLENT ACCESS TO HUNTLY, TURRIFF AND ABERDEEN



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