



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

Plot of Land, Hill Street,

NEWMILL, KEITH, ABERDEENSHIRE, AB55 6TY

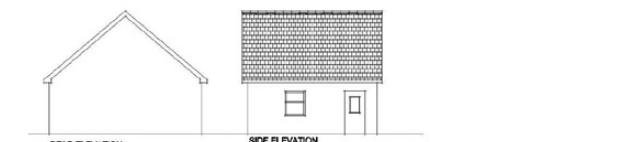
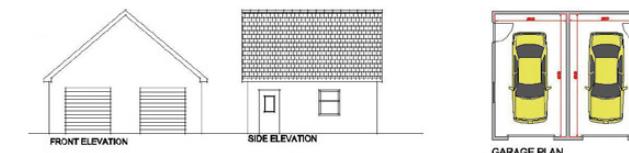
Located one mile to the north of Keith and easily commutable to the major employment areas of Keith, Huntly, and Elgin. Newmill a quaint little village dates from the early 18th century, the settlement was built to home the workers of the nearby meal mill on the banks of the river Isla providing all the local amenities one would expect pre and primary schooling, local shop, Post Office, public house, and restaurant. The property is conveniently located near the two larger towns of Keith and Huntly, both provide excellent secondary and higher education. The closest town of Keith is a busy little north east town with a population of around 4700 situated on the main road and rail route between Inverness and Aberdeen. The town is also the starting point of the Scottish Malt Whisky Trail with Keith having three distilleries it can also boast of having a local steam train and station that runs to Dufftown. The area has numerous leisure facilities including a swimming pool, a Links golf course, an outdoor bowling green and there are also several rivers a short drive or even walk from this property, some of which are world famous for their trout and salmon fishing. Within the town, there are several banking facilities, restaurants, cafés, pubs, local shops, and major supermarket. The A96 gives direct routing to Aberdeen, approximately 46 miles to the East and to Inverness 49 miles to the west. Both cities offer excellent rail and bus services, as well as national and international flights being provided at Aberdeen and Inverness Airports.

We are pleased to offer for sale this large building plot, which is situated in a picturesque village location of Newmill. The nearby town of Keith and Huntly are only a short drive away. The plot is situated on a minor public road close to the village centre. Full planning permission has been granted for the erection of three detached two storey dwelling houses with detached garage and temporary siting of residential caravan during construction. The decisions and conditions for both 14/01590/APP and 10/00973/AMC can be viewed online at: <http://public.moray.gov.uk/eplanning>.

Services: Mains electric nearby.

Viewing: By attending at the site

Note: If required the three individual building plots can be sold separately.

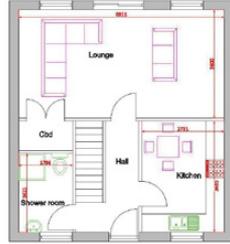




Ground Floor



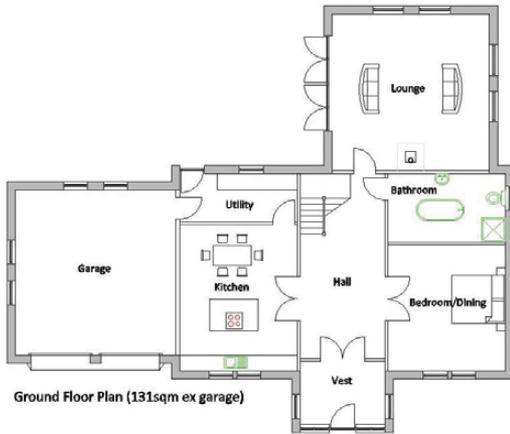
First Floor



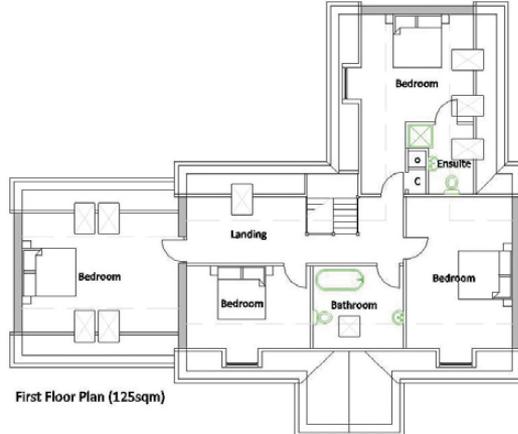
Ground Floor



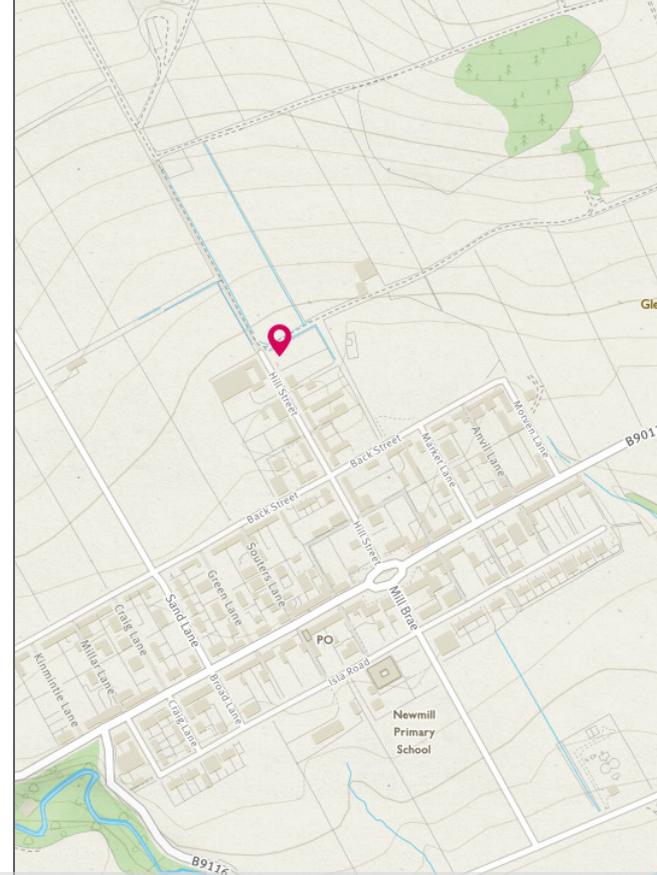
First Floor



Ground Floor Plan (131sqm ex garage)



First Floor Plan (125sqm)



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Part
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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



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SCOTT MARSHALL
Photographer



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Senior Designer