



**McEwan Fraser Legal**

Solicitors & Estate Agents

01224 472 441

Development Land of 4 Plots

FORGUE, HUNTLY, ABERDEENSHIRE, AB54 6DQ

DEVELOPMENT LAND OF FOUR PLOTS AT FORGUE PLACE

These attractive plots of land are located in the quiet and charming village of Forgue, adjacent to the local primary school. Forgue is handily placed being eight miles from Huntly, ten miles from Turriff and thirty-six miles from Aberdeen. Secondary schooling is provided 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.

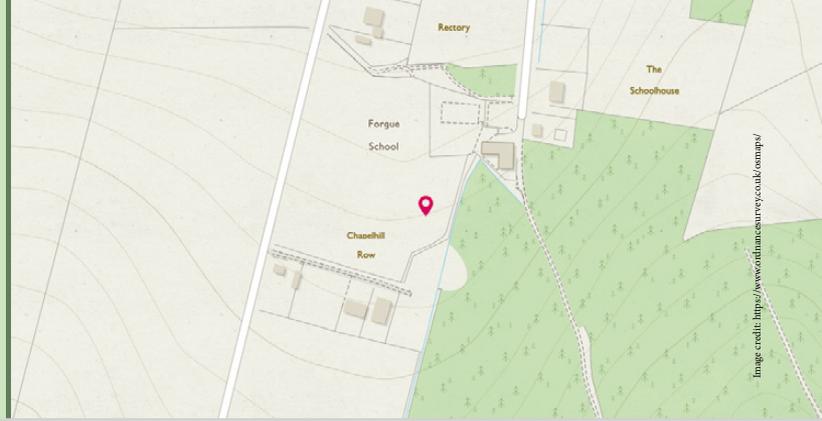
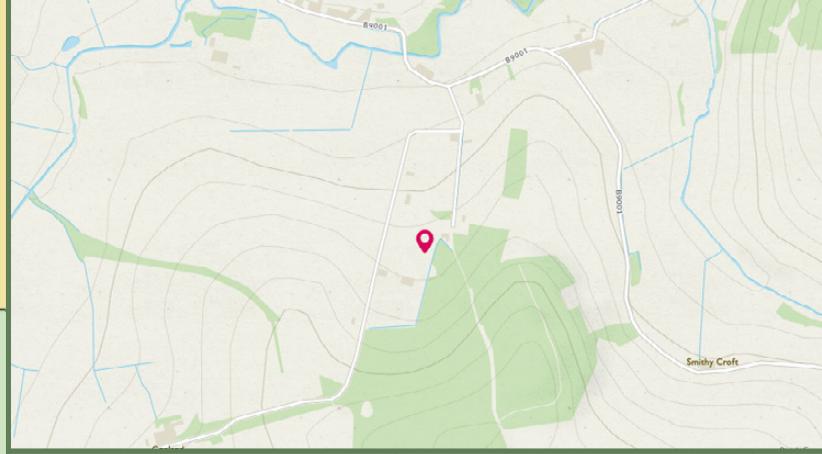
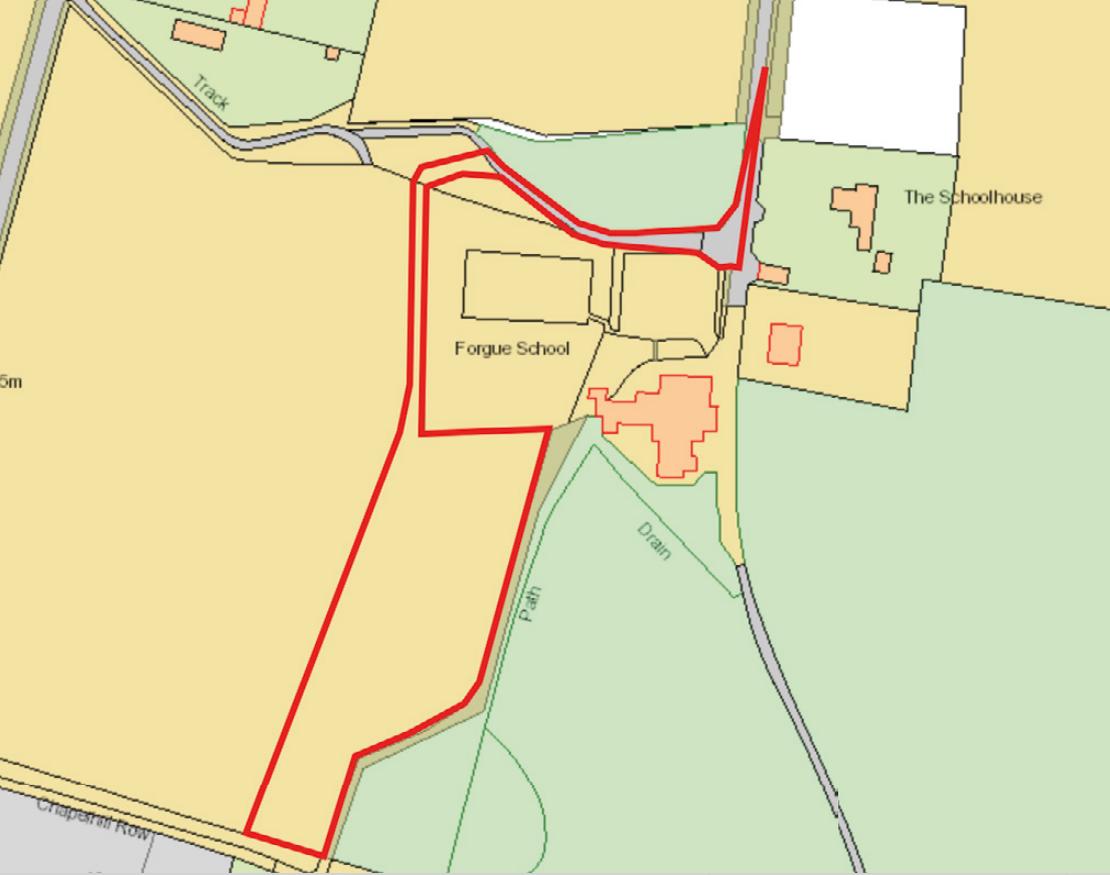
McEwan Fraser Legal are delighted to offer an excellent opportunity to purchase this very attractive piece of development land for four detached houses located on the outskirts of the popular village of Forgue, eight miles from Huntly. The plots come with outline planning permission reference number: APP/2012/0430.

The plots cover an area of 1.1 acres (0.445 ha) in total and are adjacent to Forgue Primary School. They can either be sold as one complete development unit of four 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 will have a westerly outlook over an open grass field. St Margaret's Church and The Old Rectory are to the north-west making it an ideal location for lovely family or holiday homes.



VERY ATTRACTIVE DEVELOPMENT LAND OF FOUR PLOTS ADJACENT TO LOCAL PRIMARY SCHOOL IN BEAUTIFUL ABERDEENSHIRE VILLAGE



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 01224 472 441
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**

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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
THOMAS KISSOCK
Surveyor



Professional photography
SCOTT MARSHALL
Photographer



Layout graphics and design
ALLY CLARK
Designer

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