

SITE ON GEORGE STREET, HUNTLY, ABERDEENSHIRE



We are pleased to offer for sale this **SITE** extending to 182m² or thereby. The extent of the **SITE** is shown on the Plan attached. It is located in a popular residential area of the Town of Huntly. The property is within walking distance of the Centre of Town and any potential Purchaser would require to apply to Aberdeenshire Council for full Planning Permission, Building Warrant and Completion Certificate in respect of any development of the Site. Services should be available (given the residential nature of surrounding properties) and enquiries should be made by any interested parties to the Utility Providers as to the cost of connecting to Mains Supplies.

This is an excellent opportunity to purchase a **Site** located in the heart of the Town. This opportunity does not present itself often. No guarantees are given as to whether or not Aberdeenshire Council will grant the necessary Permissions and Consents and any purchase is at the Purchaser's sole risk.

PRICE GUIDE: £75,000



Viewing: On Site or By Arrangement

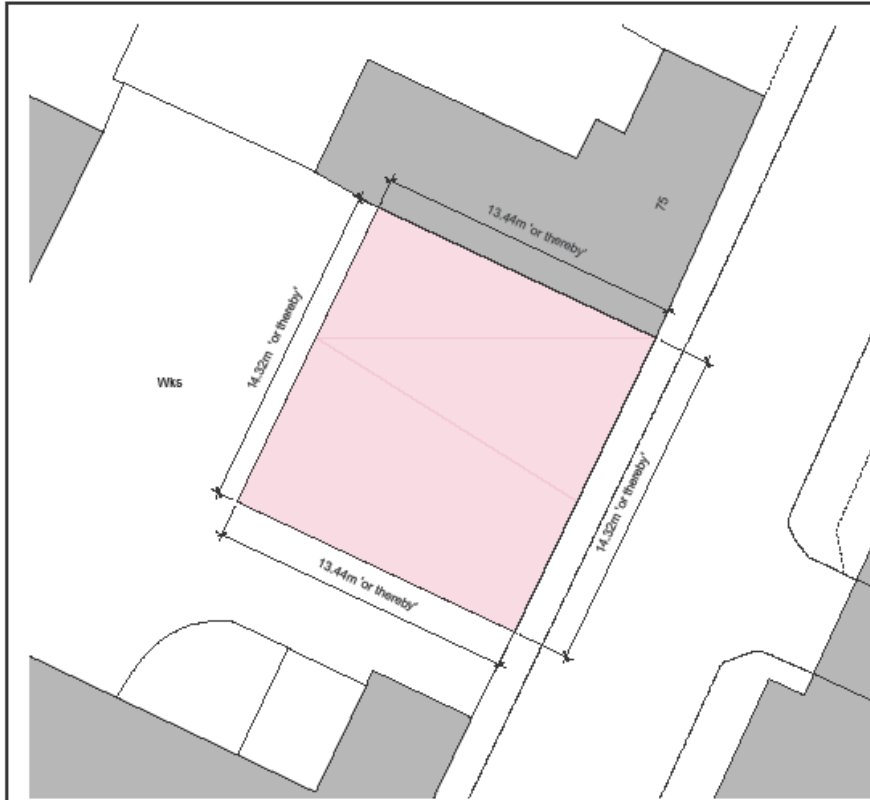
Price Guide: £75,000

Entry: By Mutual Arrangement

While the foregoing particulars are believed to be correct they are not guaranteed (and the measurements are for guidance only) and prospective offerers should satisfy themselves on all aspects concerning the subjects before offering. The Subscribers, as Agents for the Seller, may fix a closing date for offers in respect of which they will notify all parties who have noted an interest with the Subscribers. The Seller reserves the right to accept any offer prior to such closing date and no responsibility will be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn. The photographs appearing in this Schedule obviously show only certain parts and aspects of the property, which may have changed since taken. It should not be assumed that the property remains as displayed and no assumption should be made in respect of those parts, which are not shown in the photographs.

E. & O.E.

**Murdoch, McMath & Mitchell,
Solicitors & Estate Agents,
27/29 Duke Street, Huntly.
Tel: (01466) 792291**



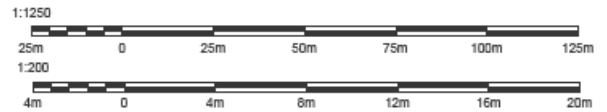
Site Plan
Scale 1:200



OS Map
Scale 1:25,000



Location Plan
Scale 1:1,250



SITE AREA (all sizes are 'or thereby')		
Square meters	-	192m ²
Hectare	-	0.019Ha
Acre	-	0.047 Acres

Rev:	Details:	Date:	By:
A	Solicitor Alterations	June 26	DB

Project Deed Plan		
At: Land Adjacent to George Street Huntly Aberdeenshire AB54 8HJ		
Drawing Deed Plan		
Title: As noted @ A3	Date: May 2026	
Revision: A	Orig No: 3609-070	
1-51688 041115 e-mail@johnwinkdesign.co.uk Mairan of Foudard Giers of Foudard Huntly Aberdeenshire AB54 6AN		
<small>Notes: The information contained in this drawing is the property of John Wink Design. It is not to be used for any other purpose without the prior written consent of John Wink Design. All dimensions are to be checked prior to work commencing and prior to any contracts being signed. No liability is accepted for any discrepancy in the reported. All work and materials to comply fully with all current British Standards, Codes of Practice, Building Regulations, BS regulations and all other acts.</small>		
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