

# SITE ON SETTRINGTON STREET, HUNTLY, ABERDEENSHIRE



We are pleased to offer for sale this **SITE OR AREA OF GROUND MEASURING 418M<sup>2</sup> OR THEREBY.** A copy of extent of the subjects of sale is attached. The site is well located in a very popular upscale part of the Town of Huntly surrounded by some fine properties and within walking distance of Huntly Bowling Green and The Town Centre. Services are believed to be available for standard connections adjacent to the site given the residential area where it is situated. Enquiries should be made of Utility providers as to the availability or otherwise of mains sources. **NO PLANNING PERMISSION HAS BEEN APPLIED FOR** and any interested party would require to purchase the property on the understanding that Planning Permission, Building Warrant and Completion Certificate would be required for any development. No Guarantees are given as to whether or not these Permissions and Consents would be granted by Aberdeenshire Council and all enquires regarding the obtaining of Permissions should be referred to them.

**PRICE GUIDE: £85,000**



**MurdochMcMath&Mitchell**  
Solicitors & Estate Agents



**Viewing:** On Site or By Arrangement

**Price Guide:** £85,000

**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be accepted for expenses incurred by prospective purchasers in the event that the property is previously sold let or withdrawn.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**



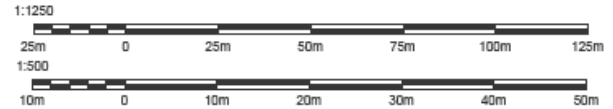
**Site Plan**  
Scale 1:500



**OS Map**  
Scale 1:25,000



**Location Plan**  
Scale 1:1,250



SITE AREA (all sizes are 'or thereby')		
Square meters	-	424m <sup>2</sup>
Hectare	-	0.042Ha
Acre	-	0.105 Acres

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

<b>Project</b> Deed Plan At: Land Adjacent to Settrington Street Huntly Aberdeenshire AB54 8AZ		
<b>Drawing</b> Deed Plan Date: As noted @ A3 Date: May 2026		
<b>Revision</b> A	<b>Details</b> 3609-071	
<b>Note:</b> Drawings must not be used from this drawing, if in any doubt - email All drawings to be checked prior to work commencing or prior to any work being undertaken. Any discrepancy to be reported. All work and material to comply fully with all current British Standards Codes of Practice, including regulations, BS regulations and all HSE acts.		