

CRAIGENHIGH

TORPHINS, BANCHORY, ABERDEENSHIRE



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Two generous new house sites, each with planning for a detached dwelling house. Available separately or together.

Torphins 5 miles ■ Lumphanan 4 miles ■ Aboyne 10.5 miles
Aberdeen 23 miles

- Two house sites with planning in principle
- For sale together or individually
- Generous sites & garden grounds
- Stunning views
- Rural location
- Services close by

Galbraith

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 OnTheMarket



SITUATION

The plot sites lie in their own rural setting, with panoramic open views, near to the small rural settlement of Torphins.

Torphins is ideally located, offering tranquillity of village life, but within easy commuting distance of Aberdeen (23 miles). There is a good choice of shops and amenities within Torphins including a chemist and general grocers/post office with a wider range at nearby Banchory (12 miles) or Aboyne (10 miles). There is an excellent primary school in the village with secondary education available at nearby Aboyne Academy; which incorporates a community and sports centre with a swimming pool. There is a wide range of outdoor pursuits available in the area including the Torphins 9-hole golf course, bowling club and tennis courts.

DESCRIPTION

The plot site is located rurally, approximately 6km north of the Torphins settlement boundary. The site is a relatively flat gravel surface with some scattered scrub vegetation bound by post and wire fencing to the north, south and east, and the newly laid access road is easily accessible. Newly planted trees are located immediately north and east of the site boundary with arable farmland beyond these to the north and also to the south. The remnants of two farm structures are visible on site with low lying stone walls outlining the footprints. Within each building footprint some remains of concrete flooring is in place. One structure is located centrally within the site, measuring approximately 12m x 6m, and the second structure is located towards the north-eastern corner of the site measuring approximately 15m x 6m. A single neighbouring property lies to the north-west of the site.

It is noted that this development takes access via a private road, not maintained by the Roads Authority and visibility splays with the public road already exist and it is the responsibility of the private road users to ensure they are maintained.

Plot 1 - APP/2023/2211 0.45 acre

Proposed Application for a 3 bedroom detached bungalow. It is envisaged that the house would be a 3-bedroom bungalow with a generous area of private garden ground, off-street car parking, and appropriate drainage infrastructure as shown on the drainage layout drawing. In addition, and although not shown on the indicative site plan, there is ample space for bin storage as required to serve the proposed house. with the location of the proposed bin stores to be confirmed at the detailed design stage, as would details of proposed landscaping and boundary treatments. Also, and importantly, the applicant is committed to ensuring that the proposed house would be designed to be as sensitive to the surroundings and as energy efficient as possible, delivering a highly sustainable rural home.

Plot 2 - APP/2023/2212 0.44 acre

Proposed Application for a 3 bedroom detached bungalow. It is envisaged that the house would be a 3-bedroom bungalow with a generous area of private garden ground, off-street car parking, and appropriate drainage infrastructure as shown on the drainage layout drawing. In addition, and although not shown on the indicative site plan, there is ample space for bin storage as required to serve the proposed house. with the location of the proposed bin stores to be confirmed at the detailed design stage, as would details of proposed landscaping and boundary treatments. Also, and importantly, the applicant is committed to ensuring that the proposed house would be designed to be as sensitive to the surroundings and as energy efficient as possible, delivering a highly sustainable rural home.

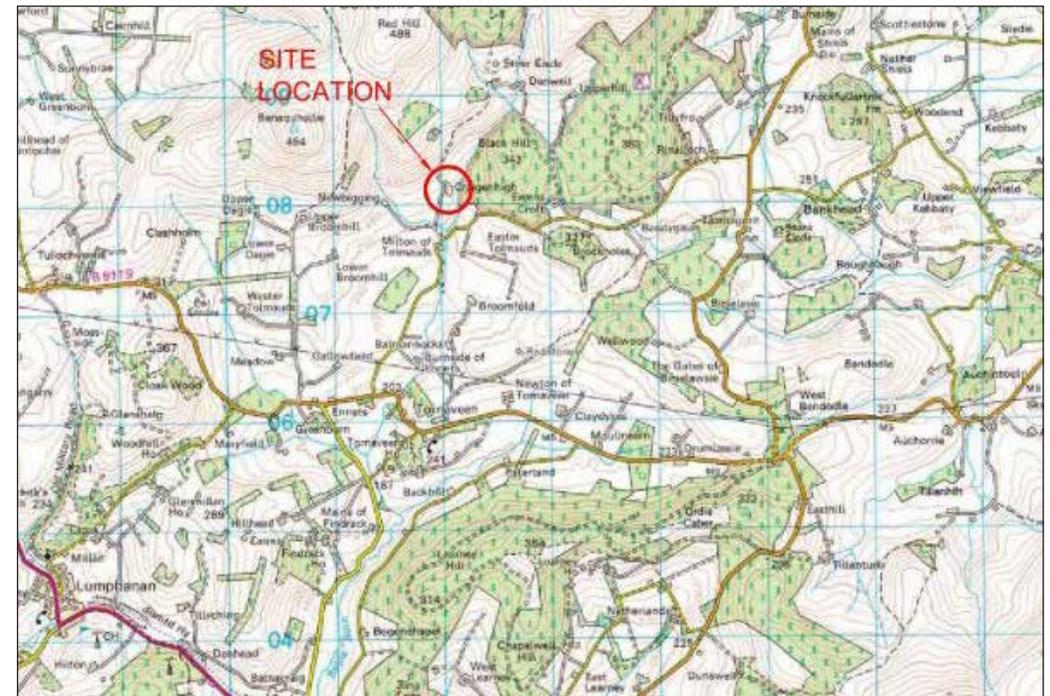
SERVICES

We understand that there is a private water supply borehole. Drainage is proposed via a surface water soakaway and package waste water treatment plant to foul soakaway.

It's the responsibility of interested parties to investigate the availability and cost of utility services to the individual site and capacities thereof

POST CODE

AB31 4PN





WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: slouched.improves.sourced

VIEWINGS

Strictly by appointment with the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the

working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in March 2025



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