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**PLOT AT REAR OF HUNTLY HOTEL,
18 THE SQUARE, HUNTLY, AB54 8BR**



Building plot in Town Centre Location

- Full Planning & Listed Building Consent granted February 2017
- For Erection of 4 Flats with Communal Area & Off-Street Parking Spaces
- The Former Function Suite Has Been Demolished in Preparation
- Flats would be serviced by Existing Mains Water & Drainage in Huntly
- Within Walking Distance of Local Amenities

Price Change- Now Offers over £100,000

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TYPE OF PROPERTY

We offer for sale this plot, which is situated to the rear of the existing Huntly Hotel, located in the centre of Huntly close to the local amenities and within easy walking distance of the train station and the main bus service between Aberdeen and Inverness stops in The Square, making this ideal for commuting.

PLANNING PERMISSION

The planning permission and Listed Building consent was granted by Aberdeenshire Council in 2017 for the demolition of the hotel function suite at the rear and erection of four residential flats to the rear of the Huntly Hotel under Planning Reference Nos. APP/2016/3167 & APP/2016/3421. The proposed flats will form a two storey flat development comprising of 4 flats with two units on each level with communal garden area and off-street parking spaces. The internal flats will consist of a 2 bed and a 3 bed unit on the ground floor, with two 2 bed units on the upper floor.

As the owner of the plot has already undergone the demolition of the former function suite to the rear of the Huntly hotel, as laid out in the planning permission, the planning permission granted in 2017 will still be live and an email from Aberdeenshire Council confirming this is available to view.

SERVICES

It will be the responsibility of any purchaser to service the site. The proposed flat units will be serviced by the existing public water and drainage supply in Huntly which is maintained by Scottish Water.

Council Tax:	This will be fixed by the Local Authority on completion.
Entry:	By arrangement.
Viewing:	Contact our Huntly office – (01466) 792331.
Email:	huntly.property@stewartwatson.co.uk
Offers:	All offers should be submitted in writing to our Huntly office.



LOCATION

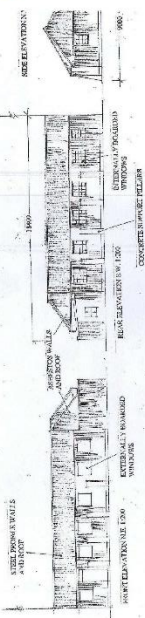
Huntly is a market town and commercial centre situated in the heart of West Aberdeenshire on the A96 approximately 37 miles from Aberdeen. There are rail and bus links to Aberdeen, Dyce and Inverness. Huntly is the home of Clan Gordon and is renowned for Huntly Castle and the Gordon Schools. It has a range of sporting facilities, including shooting, fishing, an attractive Golf Course and The Nordic Outdoor Ski Centre.

Reference: HUNTLY/MCD/A25

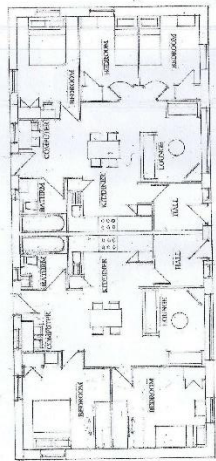
David Gray

EXISTING FUNCTION ROOM

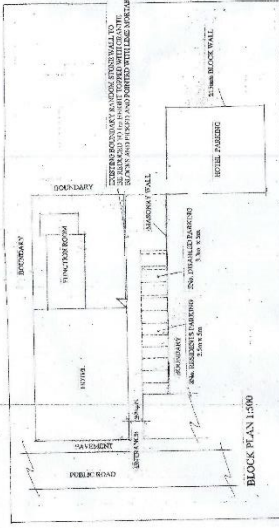
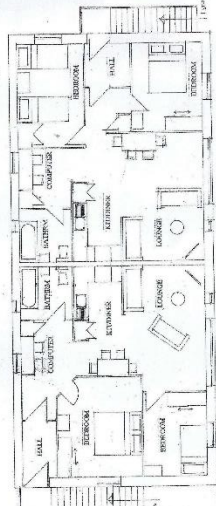
EXISTING WALLS AND ROOF



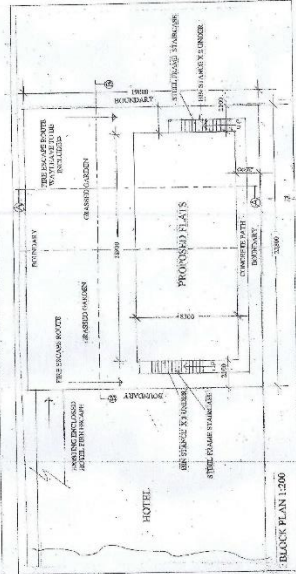
GROUND FLOOR PLAN 1:100



FIRST FLOOR 1



BLOCK PLAN 1:500

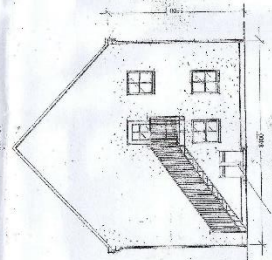


BLOCK PLAN 1:500

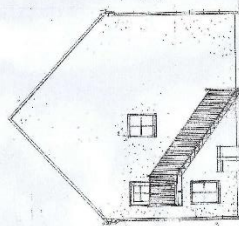
FRONT ELEVATION N.E. 1:100



SIDE ELEVATION N.W. 1:100



FRONT ELEVATION S.E. 1:200

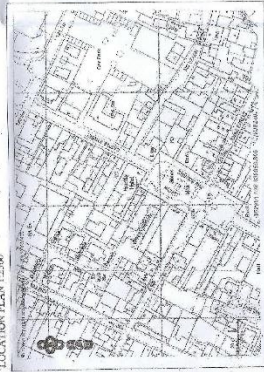


SIDE ELEVATION S.E. 1:100

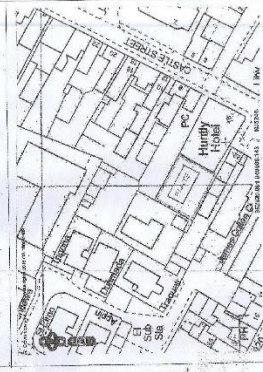


REAR ELEVATION S.W. 1:100

LOCATION PLAN 1:2500

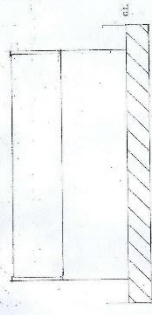


LOCATION PLAN 1:2500



SECTION A-A 1:200

SEE ELEVATION WITH DRAINAGE



SECTION B-B 1:200

PROPOSED EXTENSION OF 4th FLOOR AND
DEMOLITION OF EXISTING FUNCTION ROOM
SITE ADJACENT TO THE HUNTLY HOTEL
18, THE SQUARE, HUNTLY
FOR MR N. NARSEN

TIM BRANSTON Architectural Consultant
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Web: www.branston.co.uk
Fig. No. APP/2016/3241/116

NOTE: APPLICANT OWNS
ALL GROUNDS AS SHOWN



FREE VALUATION – We are pleased to offer a free and without obligation, valuation of your property.
Contact Property Department at any of our offices.

These particulars do not constitute any part of an offer or contract. All statements contained therein, while believed to be correct, are not guaranteed. All measurements are approximate. Intending purchasers or leasees must satisfy themselves by inspection or otherwise, as to the accuracy of each of the statements contained in these particulars

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