

Ryden

FOR SALE

**DEVELOPMENT SITE
APPROXIMATE AREA
1.6 ACRES**

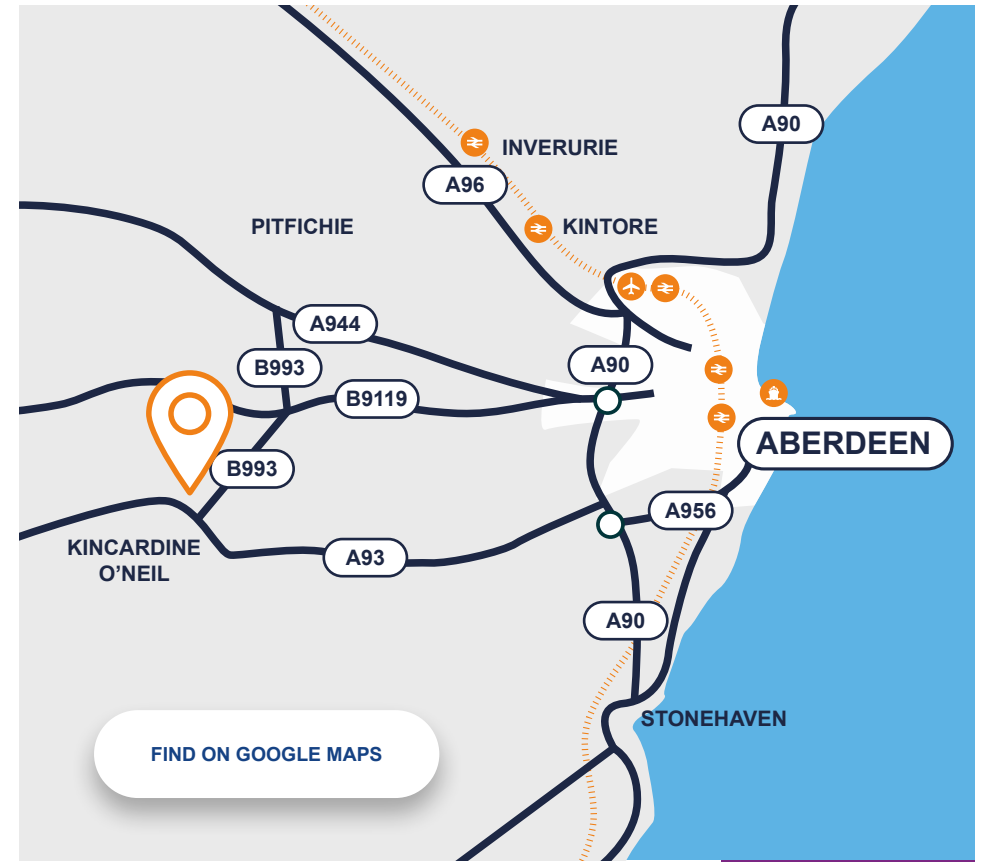
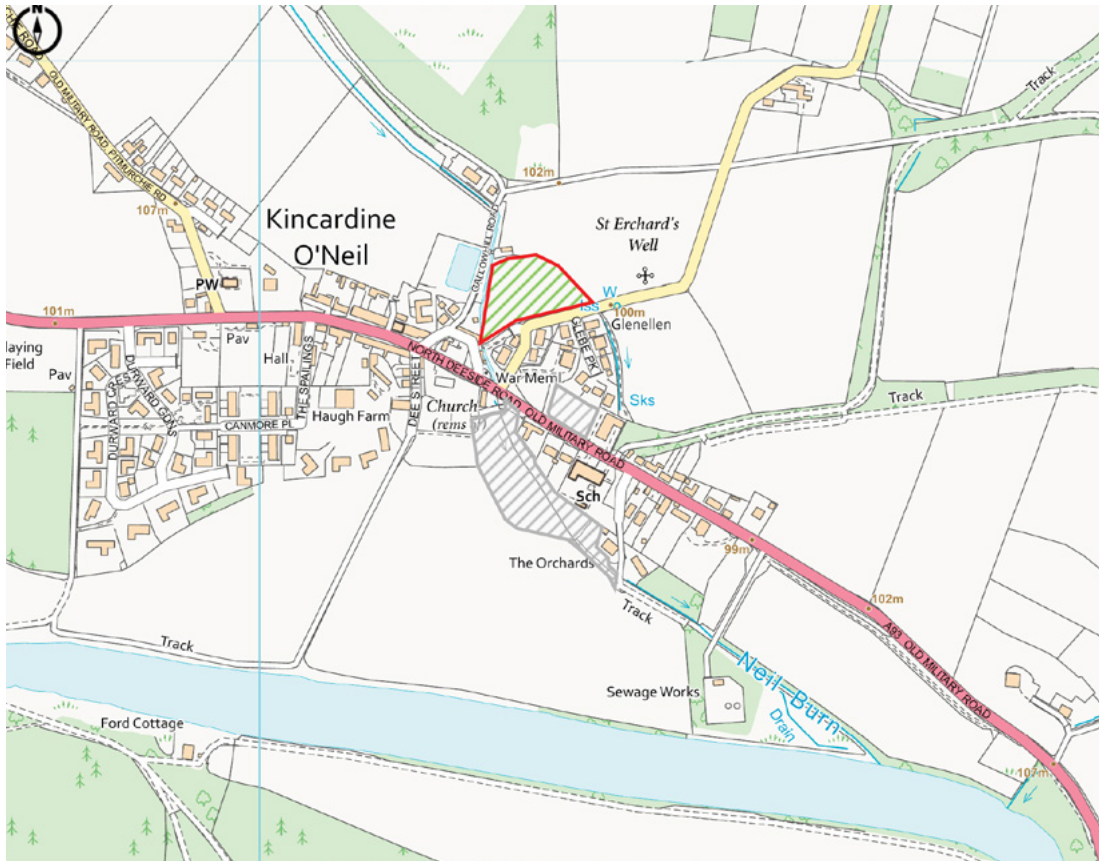


**LAND AT
GALLOWHILL
KINCARDINE O'NEIL**

**LOCATED WITHIN THE
HEART OF ROYAL DEESIDE**

**KINCARDINE O'NEIL IS
A VILLAGE OF HISTORIC
SIGNIFICANCE AND
CONSIDERABLE CHARACTER,
SITUATED ON THE NORTH
SIDE OF THE RIVER DEE**

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LOCATION

The site is located in Kincardine O'Neil, a village of historic significance and considerable character situated on the north side of the River Dee within the heart of Royal Deeside between the desirable towns of Banchory, only 8 miles, and Aboyne, 6 miles. There is a local primary school, with the closest secondary school located in Aboyne.

DESCRIPTION

The site is made up of seasonal grazing land with an approximate area of 1.6 acres.

PLANNING

The site is allocated as OP3: Land at Gallowhill Road within the adopted Aberdeenshire Local Development Plan (LDP) 2023 for a residential development capable of accommodating around 8 homes. It is expected that any proposal incorporates a high standard of design in recognition of the traditional characteristics of the settlement and designated Conservation Area. A Flood Risk Assessment would also be required. The LDP expects a mix of house types and a contribution toward affordable housing to meet local need.

TENURE

Freehold.

PRICE

Offers are invited.

VAT

No VAT is applicable.

LEGAL COSTS:

Each party will bear their own legal costs associated with the documentation of the transaction.



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GET IN TOUCH

Viewing is strictly by arrangement with the sole letting agents.

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Ryden

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