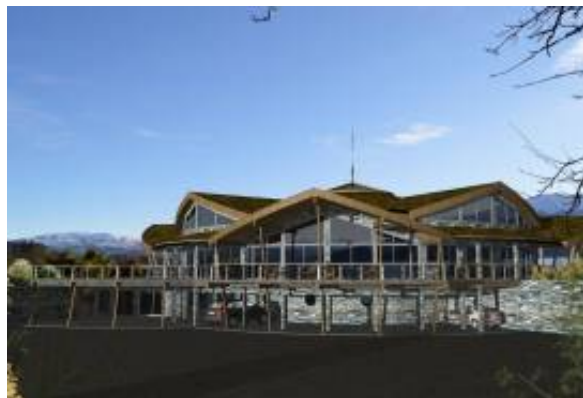




## Excellent Plot of land For Development for sale in Aure



### Информация об агенте

Название:	Niall Madden
Название компании:	Esales Property Limited
Страна:	Великобритания
Experience since:	2002
Тип услуг:	Selling a Property
Specialties:	
Property Type:	Apartments
Телефон:	
Languages:	English
Веб-сайт:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Детали объявления

Недвижимость:	На продажу
Цена:	USD 2,493,604.8

### Местоположение

Страна:	Норвегия
Адрес:	Aursundvegen Aure
Почтовый индекс:	6690
Добавлено:	20.10.2023
Описание:	Excellent Plot of land For Development for sale in Aure Norway

Esales Property ID: es5553916

### Property Location

Aursundvegen 970  
Aure  
Nordmore in More and Romsdal conty  
6690  
Norway

### Property Details

Here we present an excellent plot of land in one of the most sought after areas for development right now in Norway.



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The property Hauganeset is regulated and approved for the development of different types of buildings, which can be seen in the zoning plan with associated zoning provisions. The property is located approx. 8 minutes by car from the center of Aure, where there is a municipal hall, leisure center, shops, hotels and restaurants.

The plot is located on the best and most sunny side of a very beautiful and attractive peninsula that juts out into the beautiful fjord called Aursundet in Aure municipality. It is usually impossible to build something by the sea on a property with such a fine shoreline in Norway because the 100 meter belt along the sea must be accessible to the public. With the help of a long and difficult regulatory process, it was approved to build according to plans and regulations, and that is unique and valuable in itself.

The property is one of the best located seaside properties in Norway and this is the place for those who are concerned with the best possible location.

There are rocky cliffs and sea on 3 sides of the peninsula and the sun escapes all year round due to the topography with a good distance to mountains in the south. The sunsets here are, due to the topography, completely unique and they take everyone's breath away. The location is by a mountain and fjord system that stretches inland and out towards the Norwegian sea and rich fishing grounds. Good fishing spots can be reached within 5-10 minutes by motorboat. You can also fish with a rod from the plot itself. The wildlife is rich and there are good opportunities to take part in hunting deer, elk, roe deer and other things and or engage in photo safaris.

The property is suitable for well-off people who want a different climate than the south from time to time. The Gulf Stream means that the climate is relatively mild throughout the year, and the temperature is on average 10-20 Celsius. At its coldest, it can be about minus 15 C in winter and 32 in summer.

There is relatively little snow due to the same conditions and due to the proximity to the sea. Activities that you can do here are trips in the forest and fields, boating, car-mountain-fishing and hunting trips. There is a sandy beach right next to the property and it is possible to swim here in the summer. With boat trips, you can visit various places by the sea and several restaurants and sights located at the sea's edge.

Access to the property is direct from a public road and a separate road can be built inside the plot itself. Clean spring water is drilled in the mountains and sewage is arranged via a septic tank, with discharge to the sea, which has good flow and purification.

The seller owns the farm around the property with 500 meters to each side and 7,000 meters into the mountains and there will therefore be a lot of open air areas available outside the property itself. Otherwise, there is free travel in the countryside in Norway. The property borders the Norwegian authorities in the north, who own part of the peninsula and they keep that part free of buildings and allow it to be used for free pedestrian traffic.

The area around the property is otherwise relatively deserted with a couple of cabins and a home at a distance of 200-400 metres. Other neighbors live about 1,000 meters from each side, north and south.

In other words, this is a peaceful and delightful place on earth and for people who love nature, peace and



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quiet and the experiences nature provides, this will be a great place to be when needed.

The seller runs an architect and engineering firm together with his wife and can help with planning and administration of construction. The illustration they have done.

Only 10 km from the Haugen Peninsula there are a valley where there are enormous much red deer and this place can be rented

And there are a quote of 50 deer every year.

In the municipality of Aure on Nordmøre, the village of Todal is beautifully located along the Vinjefjord. Here is a very large and varied terrain for deer hunting. The combination of the terrain's size, protected location and long-term management has created a terrain with unique qualities for 'natural' deer hunting – stealth and post hunting in the forest and on the mountain.

The hunters call it simply 'Hjorteriket'.

In recent years, the terrain has had an annual quota of 50 deer. There is also a quota for one moose and an unlimited number of deer. Hunting time for deer is currently from 1 September until Christmas.

Arrangements are made for hunting in connection with parts of the infield. Here there are good opportunities to trap animals. The unique thing about Todalen, however, is the very good conditions for hunting in the forest and in the mountains.

The population of deer in Todalen has been managed for several decades with the aim of producing a healthy and good population with a significant proportion of adult bucks. Young strong bucks have been allowed to live to old age. Only a limited number of large bucks are taken each year, which ensures the future quality of the stock and the hunt. With such management, it is important to have a balanced withdrawal of other animals so that the population of deer does not become too large.

The landlord will provide a slaughter area with a cold room. Renting accommodation must be agreed directly with the relevant landlords. Otherwise, there are many prepared fixed posts in the terrain, some information material and slaughtering equipment. Upon further agreement, the tenant can post their own information on our website 'Hjorteriket.no'

Todal utmark- og elveigarlag (the landowners' association) is primarily looking for a single tenant who can manage the deer herd on behalf of the landowners. But we do not rule out the possibility of several hunting teams sharing the period with e.g. one month each. For us, both good management of the deer population and safeguarding the 'Hjorteriket' brand are important. A possible sharing between several managers of the hunt will require extra from both the landlord and the tenants.

We are now checking the interest in managing and further developing the 'Hjorteriket'.

Check <https://www.hjorteriket.no/>

About the Area



Aure is a municipality in Møre og Romsdal county, Norway. It is part of the region of Nordmøre. The administrative centre is the village of Aure. Other villages in Aure include Gullstein, Stemshaug, Todalen, Tjeldbergodden, Arasvika, and Tømmervåg. Aure has one of the largest wooden churches in Norway, Aure Church.

In Aure you can experience the combination of open sea, wonderful archipelagos and beautiful fjords. There are steep rock formations jutting from the sea, serene forests and tranquil mountains.

Aure, farthest north in Møre og Romsdal county, perfectly lends itself to coastal recreation. There are great places to go fishing from boat and land, and keen walkers will enjoy the wide selection of walks in the local countryside, both in summer and winter. There's a wide variety of walks and hikes in Aure, ranging from leisurely walks to challenging hikes. Opt for a challenging mountain hike or view the mighty mountains from more accessible and Instagram-friendly vantage points.

Aure stretches from Kristiansund in the southwest to Sør-Trøndelag in the northeast. The Fjordruta trail, one of Norway's best prepared marked walking routes, goes through the mountains in Aure. The route goes from Kristiansund Airport, Kvernberget to Giset and comprises four days of hiking and three overnight stays at the KNT cabins Gullsteinvollen, Imarbu and Nersetra.

For even more excitement, Aure has an array of wildlife and many huntable species, including one of Norway's largest deer herds. Aure is also home to sea eagles and each day you can watch as these beautiful birds of prey glide along the coast.

## Main Features

- 12000 m2 of land for development
- Excellent location close to many amenities
- Stunning views.
- Huge Potential in the rental market if developed on.

Contact us today to buy or sell your property in Norway fast online.

Состояние: Very Good

## Общие

Площадь участка: 12000 кв м

## Lease terms

Date Available:

## Дополнительная информация

Virtual tour URL: [https://www.youtube.com/embed/ftlvreFtA2A?version=3&rel=1&showsearch=0&showinfo=1&iv\\_load\\_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent](https://www.youtube.com/embed/ftlvreFtA2A?version=3&rel=1&showsearch=0&showinfo=1&iv_load_policy=1&fs=1&hl=en-GB&autoplay=2&wmode=transparent)



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## Contact information

IMLIX ID:

IX5.040.582

