



Cluny Home Farm Plot, Sauchen, Inverurie, AB51 7RS

# Cluny Home Farm Plot

We are delighted to offer for sale Cluny Home Farm plot in a scenic but accessible location with full planning permission for a large family home.

Offers Over  
**£100,000**



**Aberdeen & Northern Estates Ltd.**  
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### Cluny Home Farm Plot

We are delighted to offer to the market a superb opportunity to purchase the plot on which to build your own forever home in a desirable rural location on the picturesque Cluny Estate near Sauchen.

Located just a short drive to local amenities and commuting distance to Inverurie, Westhill, Dyce and Aberdeen, the plot extends to about 0.518 of an acre with full planning permission for the construction of a large south-east facing home of 212.7m<sup>2</sup>, with parking area for two cars.

Full planning information can be found on the Aberdeenshire Council planning portal website (using the reference code APP/2024/1504), where plans / maps and design statements are available detailing the layout and design.

### Local Authority:

Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB.

### Entry:

By arrangement.

### Services:

Private water and drainage, it is understood electricity is available nearby

### Note:

Prospective purchasers should note that unless their interest in the property is formally intimated to the selling agents following inspection, the agents cannot guarantee that notice of a closing date for offers will be advised and consequently the property may be sold without notice.

### Offers:

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant anti-money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

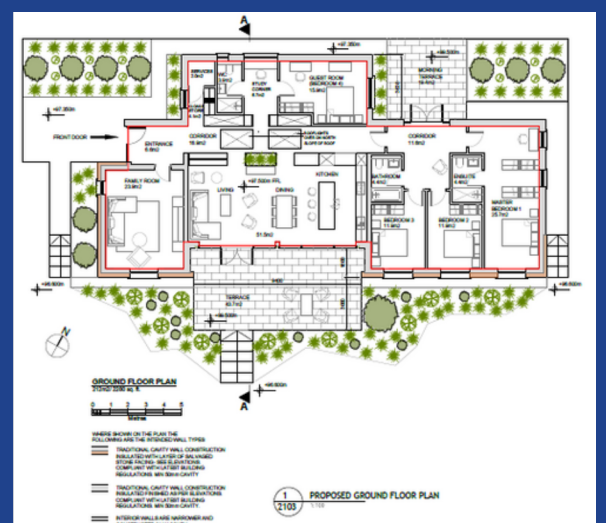
### Servitude Rights, Burdens and Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, including rights of access and rights of way, whether public or private. The buyer(s) will be held to have satisfied himself/herselves as to the nature of all such servitude rights and others.

### Title:

The buyer(s) shall be bound to accept the title as it presently stands in the name of the seller(s) and the conveyance in favour of the buyer(s) shall be subject to all the exceptions, reservations, burdens and conditions presently contained in the title deeds. There shall be excepted from warrandice in the conveyance in favour of the buyer(s) any leases, tenancies, tenants' rights, missives, agreements, rights of possession, rights of way, access rights, and sewerage and drainage facilities, and all other servitudes and other rights without prejudice to the right of the buyer(s) to quarrel or impugn the same on any ground not inferring warrandice against the seller(s).

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To view this property or for further information, please contact our agent:

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Whilst every care has been taken in the preparation of these particulars, they are not warranted and will not form part of any contract.