



House Sites at Little Greenford

Little Greenford, Daviot, Inverurie, AB51 5BA

Two spacious house sites with extensive garden grounds situated in a peaceful rural area, a short distance from Meikle Wartle and Rothienorman.

Lot 1 - Plot A
Offers Over

£55,000

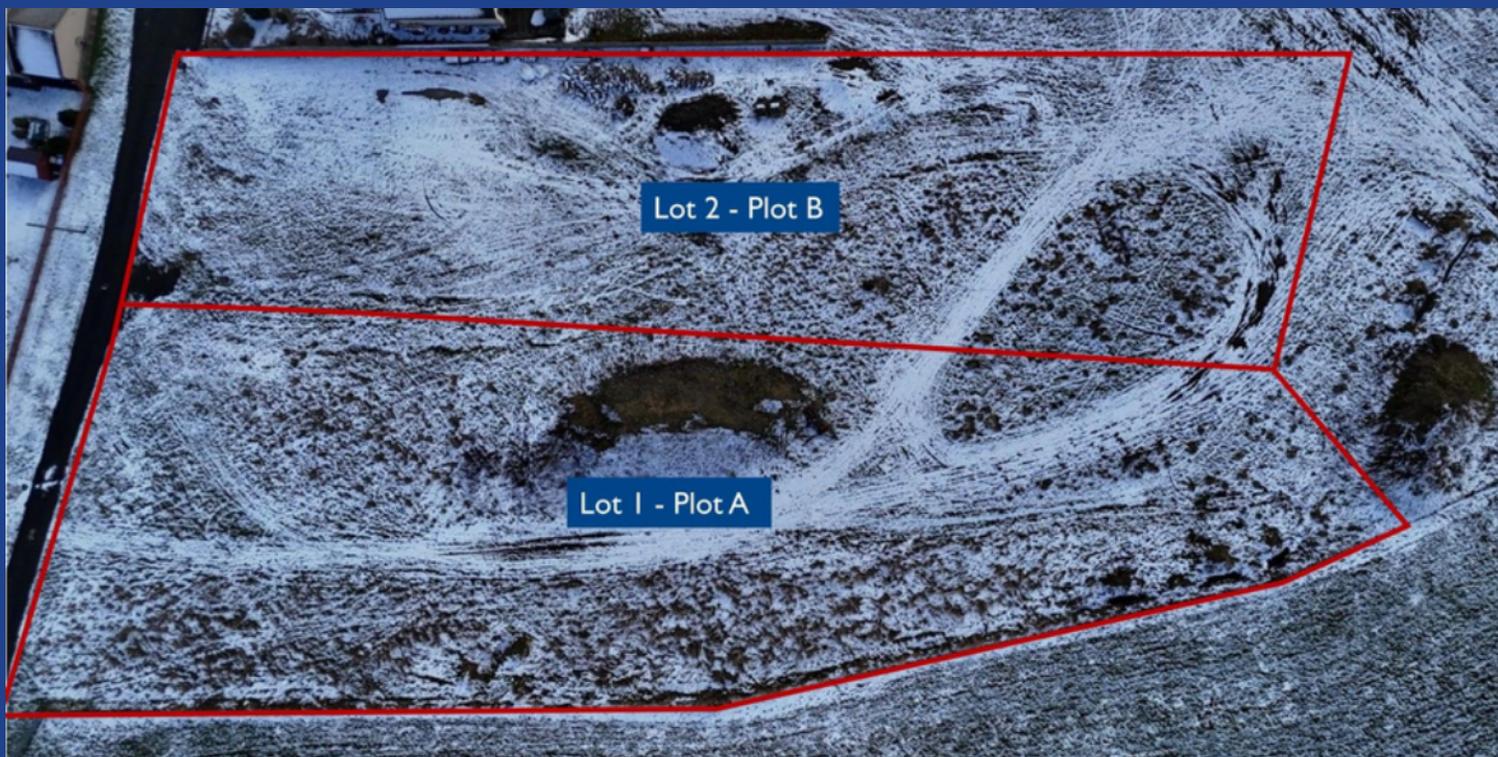
Lot 2 - Plot B
Offers Over

£55,000

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Aberdeen & Northern Estates Ltd.
Thainstone Centre, Inverurie, Aberdeenshire, AB51 5XZ

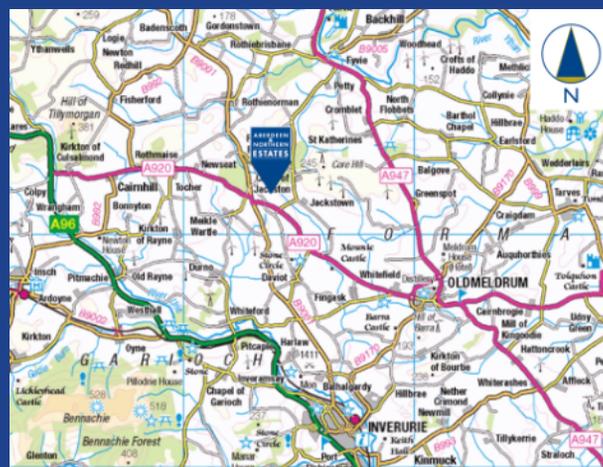
anestates.co.uk estates@anmgroup.co.uk **01467 623800**



LOT 1 - Plot A - 0.8acre / 3,237sqm
 LOT 2 - Plot B - 0.7acre / 2,833sqm

This is a great opportunity to design and build your own forever home in a desirable rural location, just a short drive to local amenities and commuting distance to Westhill, Dyce and Aberdeen. Plot A extends to about 0.8 of an acre, and Plot B about 0.7 of an acre. Both plots are offered for sale with good roadside access.

Both plots of ground previously had full planning permission for the erection of a three-bedroom dwelling house with garage, which has since lapsed. The proposed accommodation included (Ground Floor) Entrance Vestibule, Hall, Lounge, Dining Kitchen, Utility Room, Bathroom, Dining Room and Single Garage; (First Floor) 3no Bedrooms and Shower Room.



Entry - By arrangement

Services - Mains electricity and water are available nearby and will require to be connected by the purchaser. Drainage to private treatment plant and soakaway, per plot.

Local Authority Consents - The most recent full planning permission was granted in 2017, which has since lapsed. It is the responsibility of the purchaser to obtain any new consents.

Building Warrants have not been applied for and is the sole responsibility of the purchaser(s).

Offers should be submitted in full Scottish legal terms to this office.

Local Authority - Aberdeenshire Council, Woodhill House, Westburn Road, Aberdeen, AB16 5GB

Note - Prospective purchasers should note that unless their interest 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. All maps and plans prepared are for guidance and visual purposes only and do not constitute or form any Title Deed plan or contract.

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

Andrew Beedie MRICS
 01467 623800

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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.