



Site and Land at Glencommon Farm, Inchmarlo, Banchory, AB31 4FN

House Site and Land at Glencommon Farm

An attractive opportunity to build your home in Royal Deeside and 6.55 acres of IACS registered land provides endless rural opportunities.

Offers Over
£160,000



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

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



This area of land presents an exciting self-build opportunity, perhaps as a smallholder or start a new business venture in a stunning rural location, whilst enjoying the advantages of easy travel to Aberdeen City Centre and beyond.

This is a rare opportunity to acquire a fantastic house site with a generous area of agricultural land extending to 6.55 acres providing endless rural opportunities. Viewing is highly recommended.

There is the potential to create a new access to the site subject to the appropriate consents.

The land may be available to purchase separate from the plot, interested parties should contact Aberdeen & Northern Estates.

Local Authority Consent

Planning Permission in Principle was granted in December 2024. Full details and documentation / drawings can be viewed online using reference: APP/2024/1247

Services

Electricity, water and telephone lines are available nearby. Drainage to be private and installed by the purchaser.

Local Authority

Aberdeenshire Council, Viewmount, Arduthie Rd, Stonehaven AB39 2DQ

Entry

By agreement.

Mineral Rights & Sporting Rights

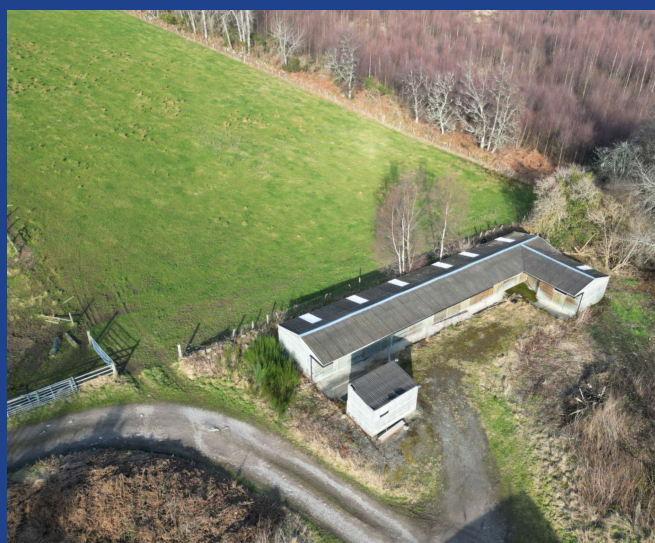
Included in the sale, insofar as they are owned.

Offers

Offers should be submitted in full Scottish legal terms to this office along with anti-money-laundering ID paperwork and proof of funds.

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.

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

Andrew MacEwen 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.