



**masson
cairns**



solicitors and estate agents

House Site, Drumuillie, Boat Of Garten, PH24 3BX
UNDER OFFER £125,000

Contact us on 01479 874800 or visit www.massoncairns.com

UNDER OFFER With a desirable location just outside Boat of Garten and a short distance from Aviemore, this is a large and well placed plot with views across Strathspey to the magnificent Cairngorm Mountains and measures approximately 0.6 acres with planning permission in principle. The permission is for a detached home with gravel driveway and parking area. With a prime location within Strathspey and with easy access to the many benefits of the wider National Park, the building must be no more than 1 ½ storeys in height with slate roof and of a traditional design with gable ends. The site plan is shown in the pictures and further details on planning can be obtained by visiting the Highland council E-Planning website, search highland council e planning or copy and paste this link,

<https://wam.highland.gov.uk/wam/simpleSearchResults.do?action=firstPage>
Using Reference 24/01677/PIP

UNDER OFFER £125,000



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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

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Boat of Garten

Boat of Garten, known as the Osprey Village, is a peaceful Highland community of friendly folk set amongst heather clad hills and native woodland in the Cairngorms National Park. Abundant wildlife, magnificent scenery, many sporting and leisure activities and a traditional Highland welcome await you. Play at the superb 18-hole golf course or fish the Spey. Unique bird watching opportunities abound, especially at nearby Loch Garten; tranquil woods and dramatic hillsides are yours to walk, climb or ski. Cycle on excellent tracks and quiet roads or travel on a scenic steam railway - it's all here for your Highland living. Ideally located and lying adjacent to the mighty River Spey in the Cairngorms National Park, Boat of Garten lies in an area of outstanding natural beauty, centrally located but easily accessible in the Highlands of Scotland. Within the village are a shop, post office, gallery, Strathspey steam railway, very active community hall and highly rated primary school with education to secondary standard at Grantown on Spey.

Transport Links

From Boat of Garten, you can conveniently access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 31 miles away, this regional airport offers domestic

flights and some international connections. Aberdeen International Airport (ABZ): Roughly 83 miles away, providing a wider range of domestic and international flights.

Train Stations: Boat of Garten Railway Station: Located within the village, it is part of the Strathspey Steam Railway, which connects to Aviemore.

Aviemore Railway Station: Approximately 6 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A95: This arterial road connects Boat of Garten to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Boat of Garten to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Boat of Garten serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Home Report

This plot is exempt from the need to have a home report.

Planning

A large and rarely available plot of approximately 0.6

Acres with planning permission in principle for a detached home with gravel driveway and parking without garage. The building must be no more than 1 ½ storeys in height with slate roof and of a traditional design with gable ends. The decision notice of approval was issued on 2nd Decemembr 2024 and development must commend within three years. The site plan is shown in the pictures and further details on planning can be obtained by visiting the Highland council E-Planning website, search highland council e planning using reference 24/01677/PIP. The seller will retain access to the field behind to feed livestock when necessary. The plan shown is not definitive and a suitable plan will be produced upon sale.

Services

It is understood that connection would be mains electric and water with drainage to a septic tank and these are available adjacent to the site. Purchasers should satisfy themselves on service provision and connection cost.

Entry

By arrangement

Price

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Viewings and Offers



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If any viewers can park at the driveway to Capall Bann which is adjacent to the plot, that would be appreciated.

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

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Fax: (01479) 874806

Email: property@lawscot.com

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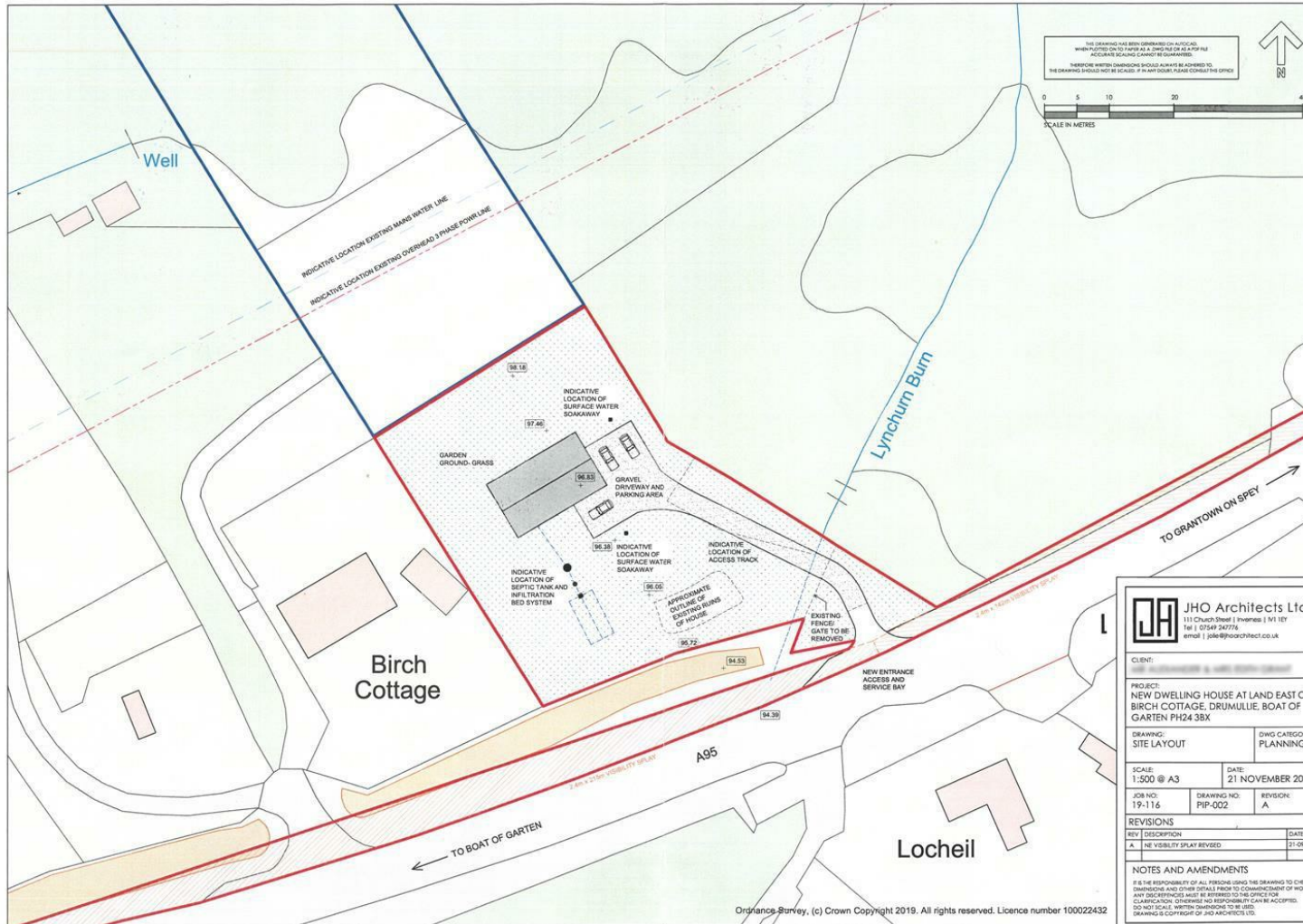
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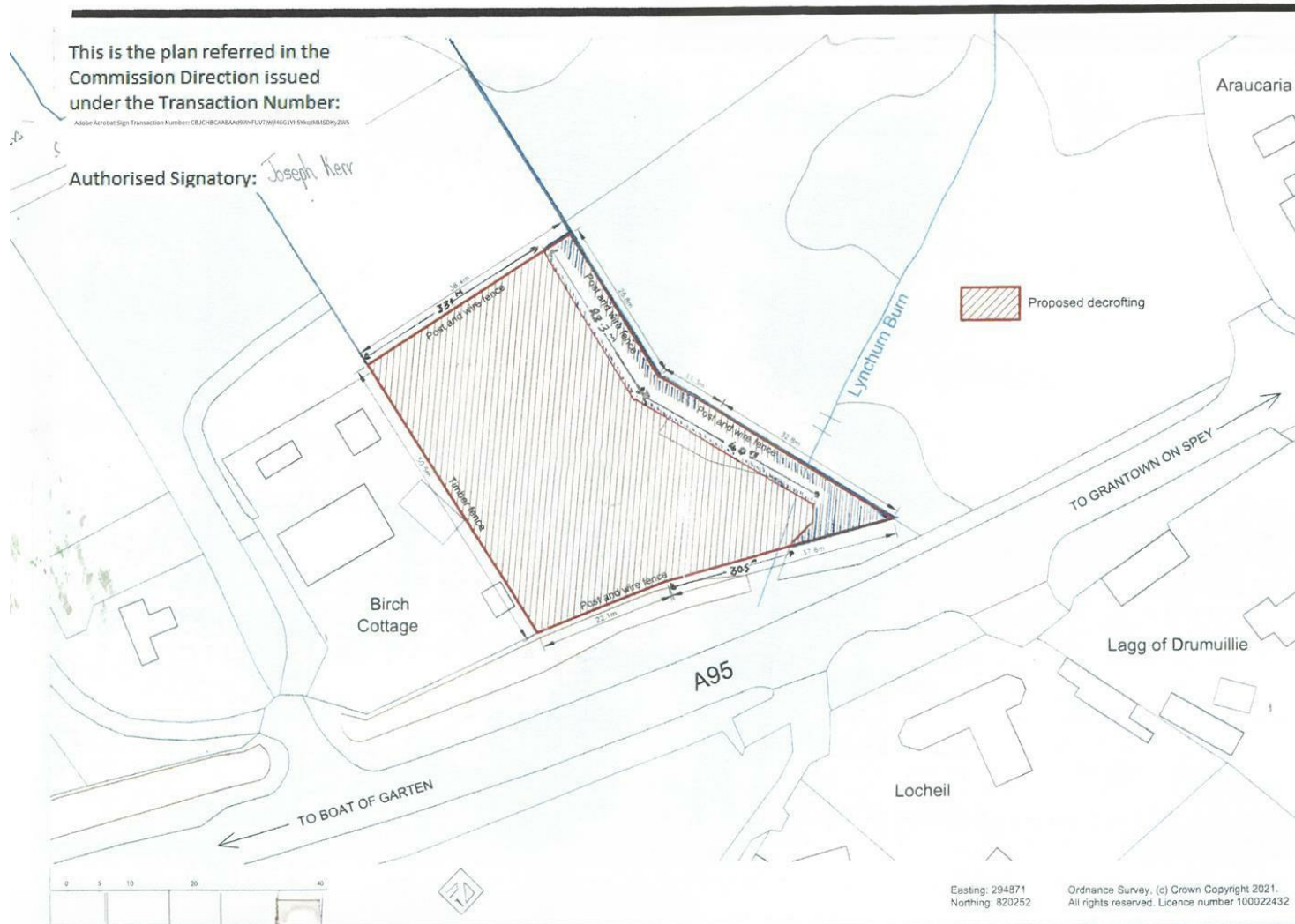
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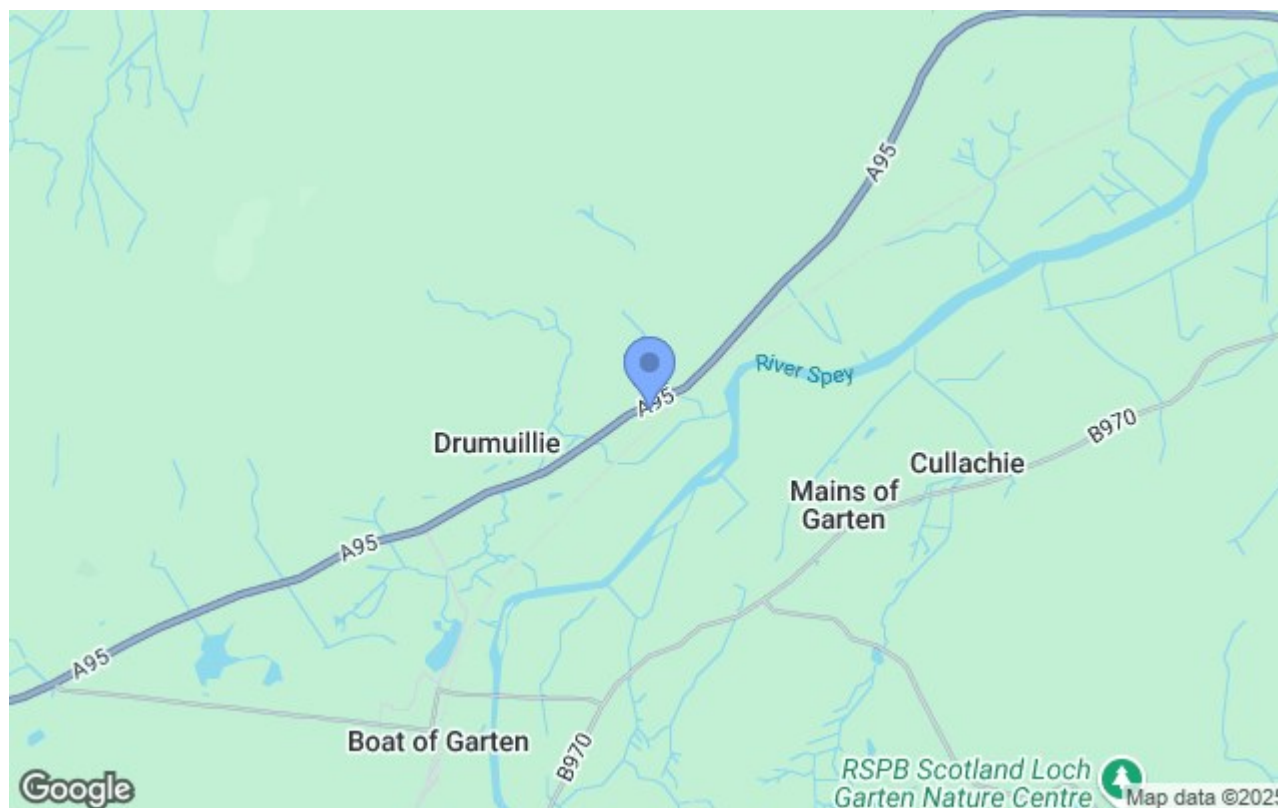
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While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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