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House Site, Skye Of Curr Road, Dulnain Bridge, Grantown on Spey, PH26 3PA  
Offers Over £120,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)



Located on the picturesque Skye of Curr Road, just outside Dulnain Bridge in Grantown on Spey, lies a rare opportunity to own a piece of land extending to approximately 0.26 acres. This building plot boasts Planning Permission in Principle (ref: 24/01374/PIP), offering you a head start towards realising your dream property. With breath taking views of the Cairngorm Mountains, this plot provides a blank canvas for your architectural aspirations. Embrace the tranquillity of the countryside while still being conveniently located near local amenities and charming villages. The planning permission in principle specifies that the proposed house should be no more than one and three-quarter storeys in height, with a predominantly rectilinear shape to maintain a cohesive look with surrounding properties. The windows are to have a strong vertical emphasis, contributing to the overall aesthetic of the design, and the principal elevation should face the adjacent road, ensuring an appealing frontage. These guidelines provide a clear framework to help potential buyers envision a development that harmonises with the local area's character. Create a bespoke residence that perfectly suits your lifestyle, surrounded by the natural beauty and serenity of the Scottish Highlands. Don't miss this chance to build your ideal home in a location that offers both peace and with easy access to the wider amenities of the Cairngorms National Park.

## Offers Over £120,000



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### Dalnain Bridge

Near Grantown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dalnain Bridge itself is centred to the north of the bridge with a shop and garage. The crofting community of Skye of Curr stretches for about a mile to the south, terminating at the famous Speyside Heather Centre. Grantown On Spey situated nearby is within the Cairngorms National Park and is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard and Health Centre. Sporting facilities include 18 hole golf course, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Grantown being the gateway to the Malt Whisky Trail. The Grantown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by.

### Transport Links

From Dalnain Bridge, you can conveniently access various transportation options to explore the wider UK:

#### Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

#### Train Stations:

Carrbridge Railway Station: About 5 miles from Dalnain

Bridge, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 9 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 Dalnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Dalnain Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

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

### Home Report

There is no requirement for a home report.

### Description

The site is approximately 0.26 acres (1067 sq m approx). The site forms a largely rectangular shape and is relatively flat bound by wire stock fencing and planning is for a detached 1 and 3/4 storey home.

### Services

It is understood mains water services and mains electricity connection are available adjacent to the site. It is also understood that mains drainage connections are available nearby as communicated by Scottish Water. Purchasers should satisfy themselves on service provision and connection cost

### Planning

Planning Permission in Principle (ref: 24/01374/PIP) has been obtained from the Highland Council. The decision notice of approval was issued on the 8th October 2024.

Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 24/01374/PIP <http://wam.highland.gov.uk/wam/>

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### Entry

By mutual agreement.

### Price

Offers over £120,000 are invited

### Viewings and Offers

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

Strathspey House

Grantown on Spey

Moray

PH26 3EQ

Tel: (01479) 874800

Fax: (01479) 874806

Email: [property@lawscot.com](mailto:property@lawscot.com)

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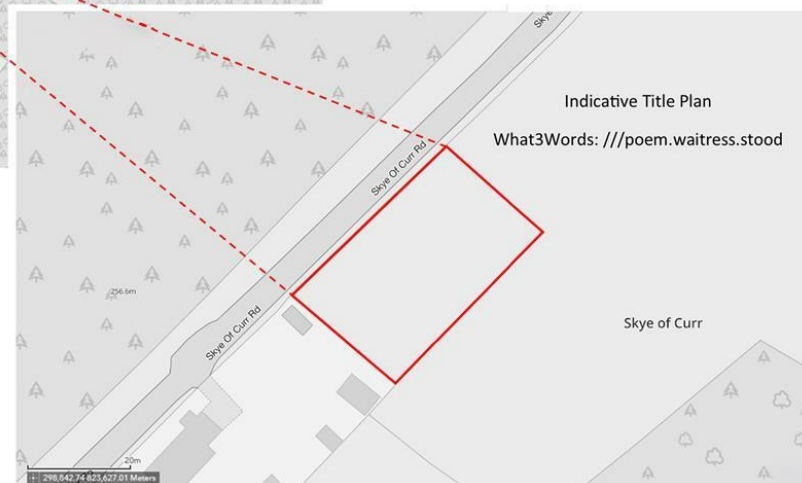
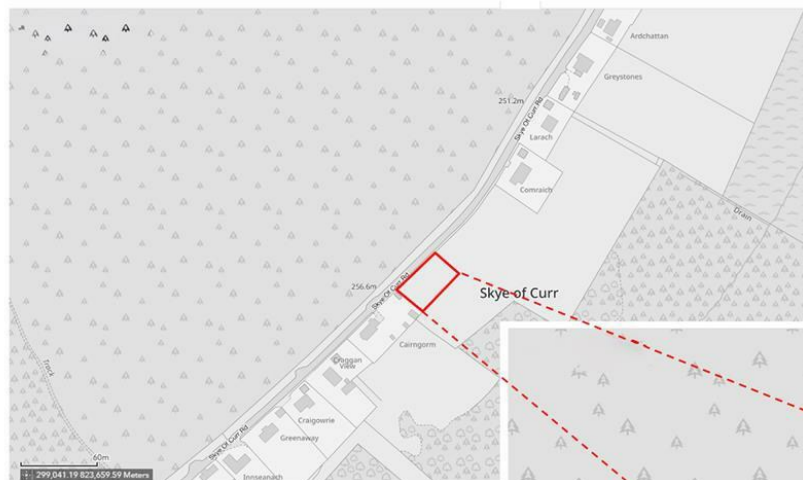
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SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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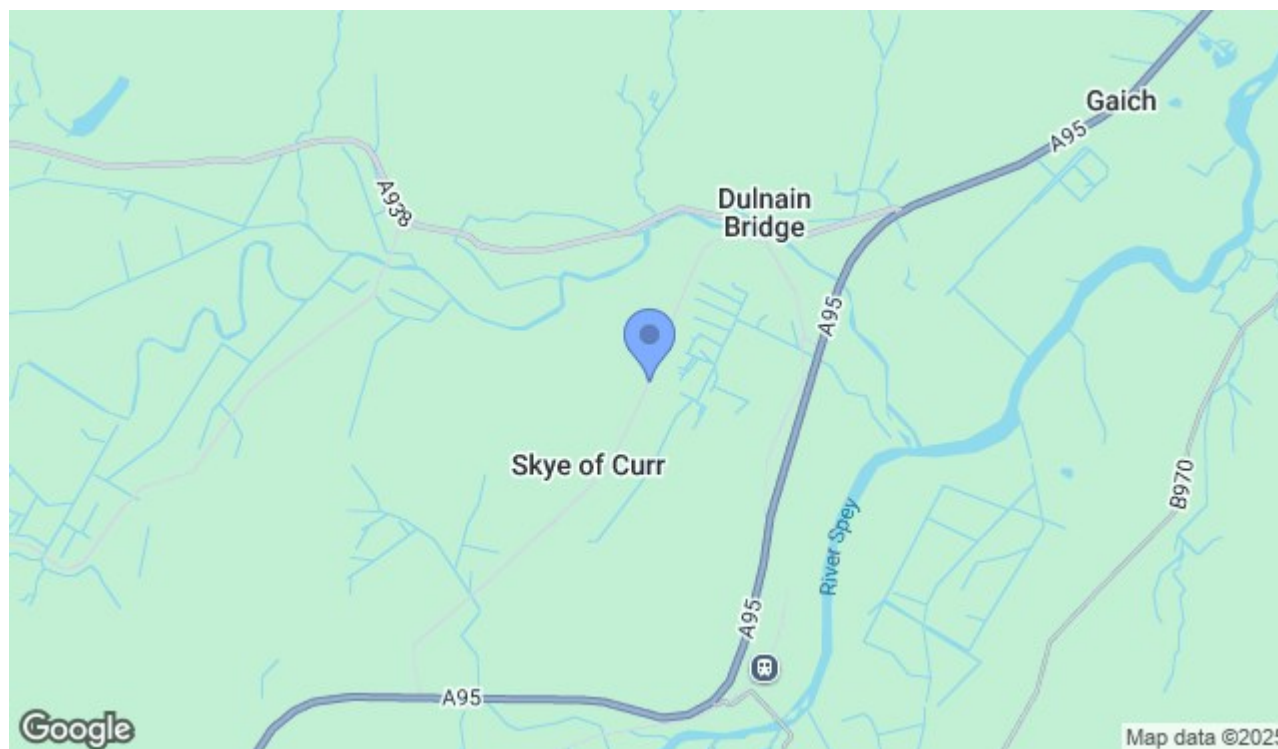
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While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters



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