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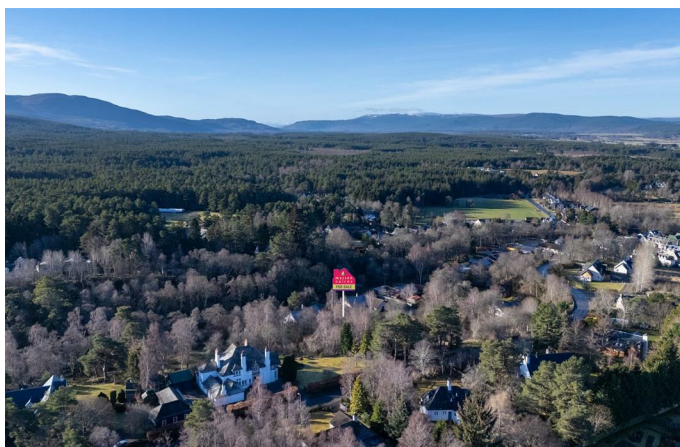
solicitors and estate agents

House Site, Mill Lane, Nethy Bridge, PH25 3DR  
Price Guide £295,000

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

Tucked away in the charming forest village of Nethy Bridge, in the heart of the Cairngorms National Park, this generous site extends to approximately 0.9 acres and represents a rare opportunity to build your dream home in one of Scotland's most desirable villages. With Planning Permission in Principle already secured for a detached one-and-a-half-storey home complete with an attached garage, this property offers the perfect balance of traditional charm and modern comfort. The proposed design will draw inspiration from the local architectural traditions, ensuring the home sits harmoniously within its serene woodland and village setting. The exterior will feature white or off-white wet dash render, smooth coursed cement render, or natural stone, creating a timeless and elegant look. The roof will be clad in natural slate or a high-quality alternative, adding to the property's classic appeal. A symmetrically pitched roof will be complemented by traditional gable ends and a predominantly rectangular shape, giving the home a refined and balanced appearance. Tall, vertically emphasised windows will enhance the sense of light and space, while traditional pitched roof dormers and porches will add character and practicality to the design. Set in a peaceful and secluded location, this site offers the best of both worlds: a tranquil retreat surrounded by nature, yet with easy access to the wider amenities and outdoor adventures of the Cairngorms National Park. Whether you're drawn to the area's breath taking landscapes, its network of walking and cycling trails, or the warm and welcoming local community, this is a unique chance to create a home that feels both rooted in its surroundings and tailored to your lifestyle. There is Planning Permission in Principle (ref: 21/02020/PIP)

## Price Guide £295,000



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## Nethy Bridge

Nethy Bridge is a charming village located in the heart of the Scottish Highlands, surrounded by the breathtaking beauty of the Cairngorms National Park. With its lush forests, meandering River Nethy, and an abundance of wildlife, this serene destination offers visitors an unforgettable experience. The village boasts a rich history, with evidence of settlements dating back to the Bronze Age. Nethy Bridge takes its name from the old stone bridge that crosses the river, connecting the village to a vast network of walking and cycling trails. Visitors can explore the ancient Caledonian Pine Forest, home to red squirrels, capercaillies, and other native wildlife, or venture further into the Cairngorms for breathtaking views and exhilarating hikes. Nethy Bridge is also a haven for birdwatchers, with the nearby Loch Garten Osprey Centre providing a unique opportunity to observe these magnificent birds of prey. The Strathspey Steam Railway, an iconic part of Scotland's heritage, allows visitors to travel through the stunning landscape in style. With a friendly community, local shops, cosy accommodation options, and tea room, Nethy Bridge offers a warm welcome.

### Transport Links

From Nethy Bridge, you can easily access various transportation options to explore the wider UK:

Airports: Inverness Airport (INV): Approximately 36

miles away, this regional airport offers domestic flights and some international connections. Aberdeen International Airport (ABZ): Roughly 80 miles away, providing a wider range of domestic and international flights.

Train Stations: Carrbridge Railway Station: About 9 miles from Nethy Bridge, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 13 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 Nethy Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A939: This scenic route connects Nethy Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Nethy 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

This unique site in the heart of the village is located at the end of Mill Lane and enjoys a bright southerly

aspect. It extends to approximately 0.9 acres (3642 sqm approx). The site comprises a large flat area with a high bank to the rear and is bounded by wire stock fencing with Planning in Principle for a detached 1 and 1/2 storey home.

The whole area coloured blue on the site plan is included in the sale but the house planning consent only extends to the area coloured red.

### 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. Purchasers should satisfy themselves on service provision and connection cost.

### Planning

Planning Permission in Principle (ref: 21/02020/PIP) has been obtained from the Highland Council. The decision notice of approval was issued on the 3rd December 2024. Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 21/02020/PIP <http://wam.highland.gov.uk/wam/>

The planning permission in principle specifies that the proposed house should feature i. walls finished predominantly in a white/off-white wet dash



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render/smooth coursed cement render/natural stone; ii. a roof covering of natural slate or good quality slate substitute; iii. single storey or 1½ storeys in height; iv. windows with a strong vertical emphasis; v. traditional pitched roof dormers and porches are encouraged vi. a roof symmetrically pitched of not less than 40° and not greater than 45°; vii. predominantly rectangular in shape with traditional gable ends. The reason for this is in order to respect the vernacular building traditions of the area and integrate the proposal into its landscape setting; in the interests of visual amenity.

#### Entry

By mutual agreement.

#### Price

Guide Price £295,000

#### 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

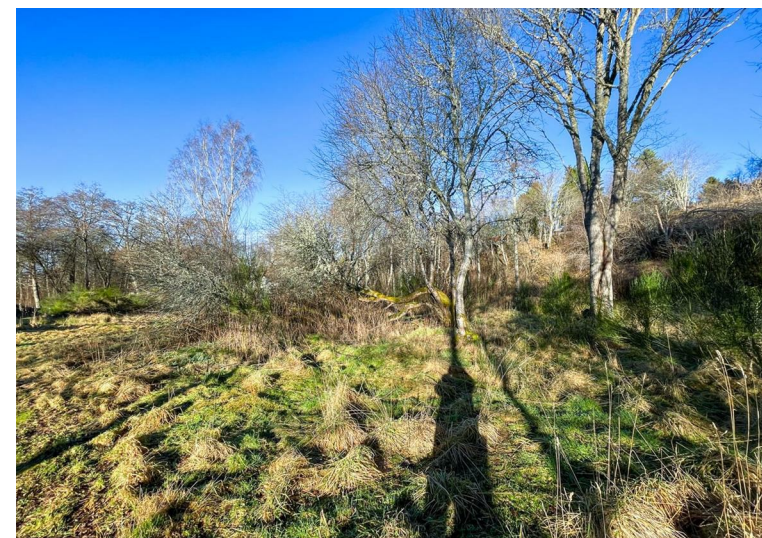
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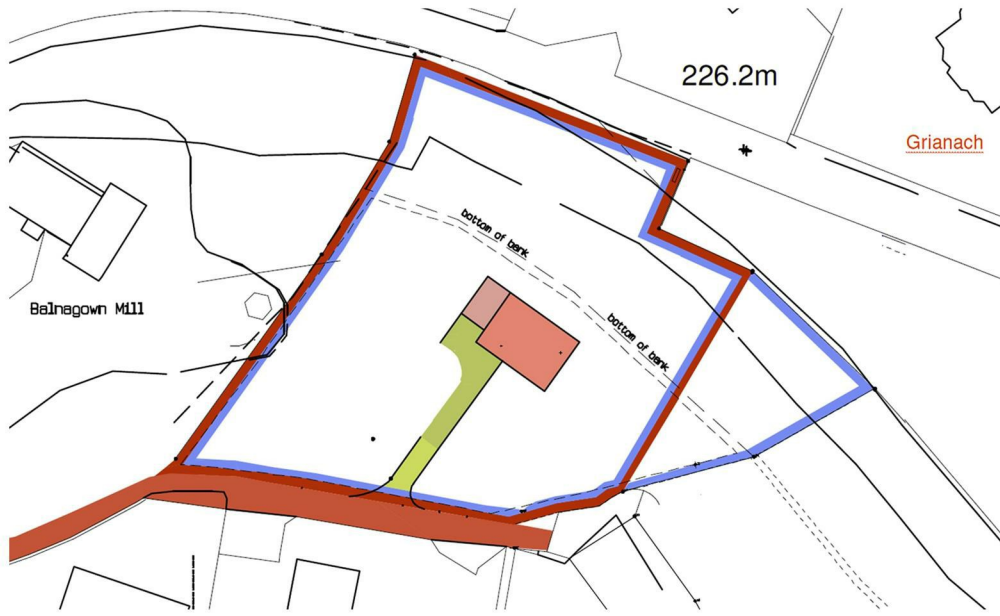
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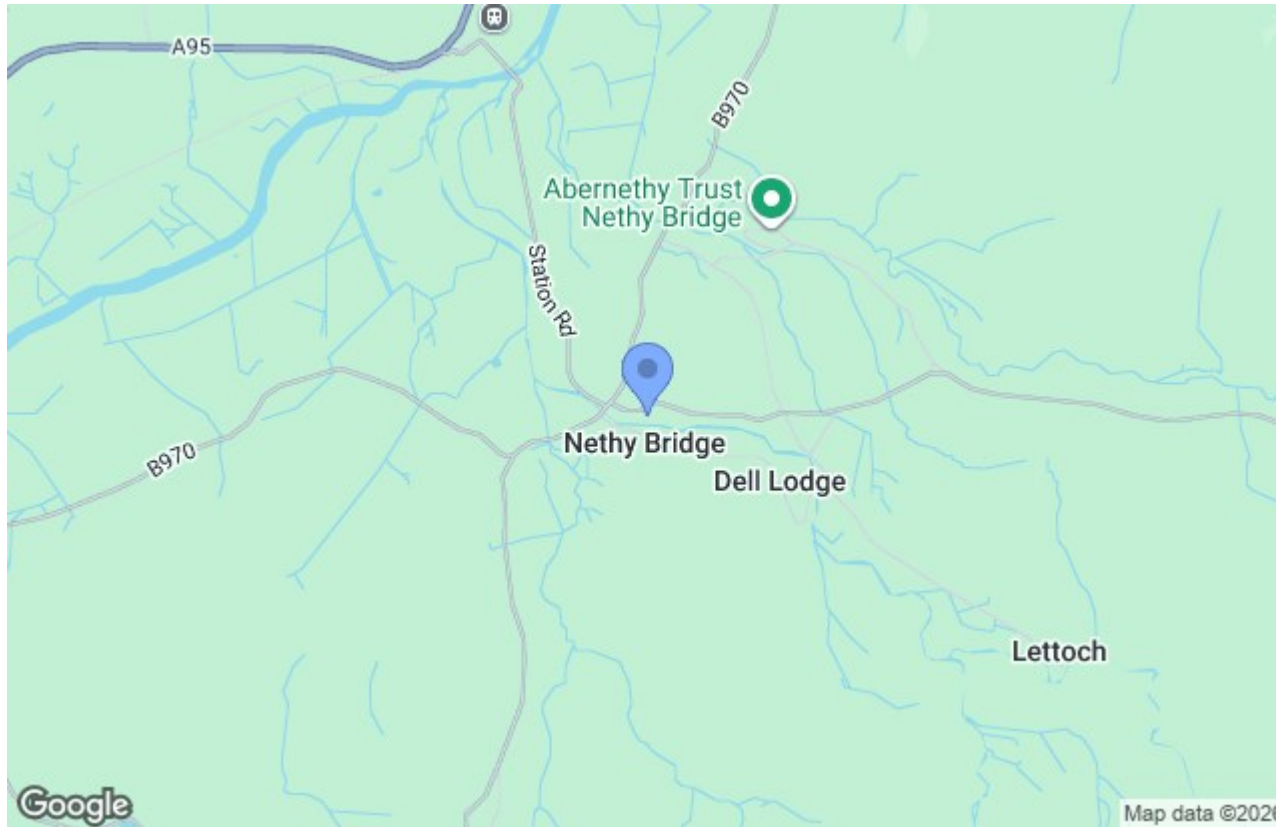
**HOUSE SITE PLAN**  
MILL LANE NETHY BRIDGE

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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**HOUSE SITE PLAN**  
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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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