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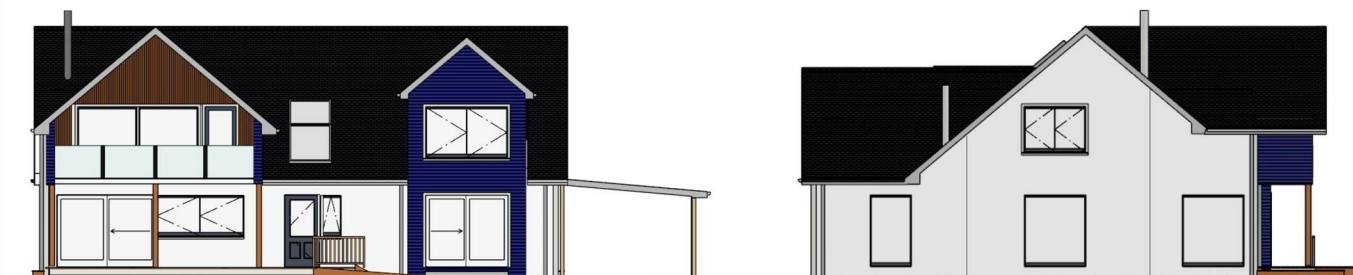
solicitors and estate agents

Plot, Auchroisk Road, Cromdale, Granttown on Spey, PH26 3QN  
Offers Over £80,000

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

Discover an exceptional opportunity to build the home of your dreams in the heart of the Cairngorms National Park. This prime house site, approximately 0.14 acres in size, benefits from full planning permission, Ref: 22/02710/FUL, offering a fantastic canvas for your future home. Situated just off Kirk Road, Cromdale, 4 miles from Granttown on Spey, the location affords panoramic vistas across the beautiful Strathspey and towards Tomvaich, Delliefure and the Cromdale Hills. Each season paints the landscape with a unique palette, from the vibrant greens of summer to the snow-capped peaks in winter, ensuring a captivating backdrop year-round. This is more than just a plot of land; it's the chance to establish your home in one of Scotland's most desirable locations, surrounded by natural beauty and tranquillity. Whatever you envisage, this site offers the perfect setting to bring your architectural vision to life. Invest in a lifestyle of peace, privacy, and incredible views in the Cairngorms National Park. Your journey to creating your dream home begins here.

## Offers Over £80,000



REAR ELEVATION

SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



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## Cromdale

Nestled within the Cairngorms National Park, Cromdale enjoys some superb panoramic views of the Spey Valley and is situated only 3 miles from the Capital of Strathspey and leading tourist resort Grantown on Spey. Grantown offers 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, superb leisure centre with 4 court sports hall, climbing wall, fitness suite and 20m pool, 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 of Cromdale / Grantown which is the gateway to the world renowned Speyside Malt Whisky Trail. Cromdale is also within easy reach of the Lecht and Cairngorm ski areas for winter sports facilities and hill walking is available throughout the Cairngorms National Park. The sandy beaches of the Moray Firth are within an hours drive. Other distances from Cromdale - Aviemore 18 miles; Elgin 33 miles and Inverness 37 miles.

## Transport Links

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

Airports:

Inverness Airport (INV): Approximately 35 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 70 miles away, providing a wider range of domestic and international flights.

Train Stations:

Carrbridge Railway Station: About 13 miles from Cromdale, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 17 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 Cromdale to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

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

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

## Description

The site is approximately 0.14 acres (583 sq m approx). The site forms a largely rectangular shape and is flat with full planning permission for a house with balcony to take advantage of exceptional views. The site is bound by fencing to the edges.

## Services

It is understood mains electricity (live power box on site), mains water and drainage services are available on the site. Purchasers should satisfy themselves on service provision and connection cost.

## Planning

Full Planning Permission (ref: 22/02710/FUL) has been obtained from the Highland Council for the erection of a house at 6 Auchroisk Road Cromdale. The decision notice of approval was issued on the 22.12.2022

Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 22/02710/FUL <http://wam.highland.gov.uk/wam/>

## Home Report

There is no requirement for a home report.

## Entry

By mutual agreement.

## Price

Offers over £80,000 are invited



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### Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-Masson Cairns  
Strathspey House  
Granttown on Spey  
Moray  
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Fax: (01479) 874806  
Email: [property@lawscot.com](mailto:property@lawscot.com)  
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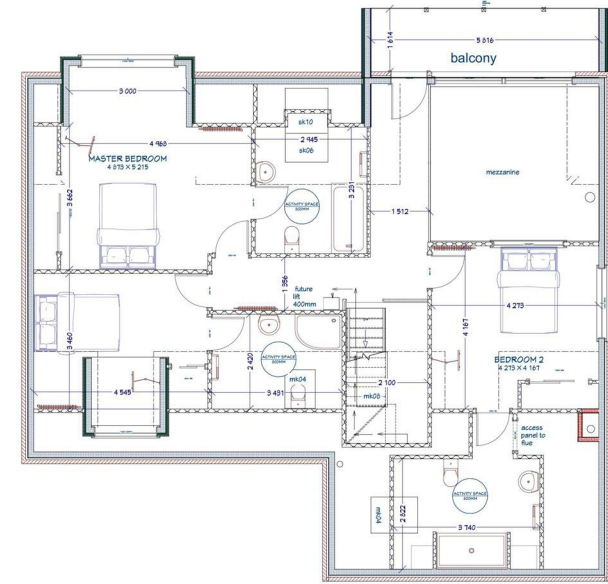
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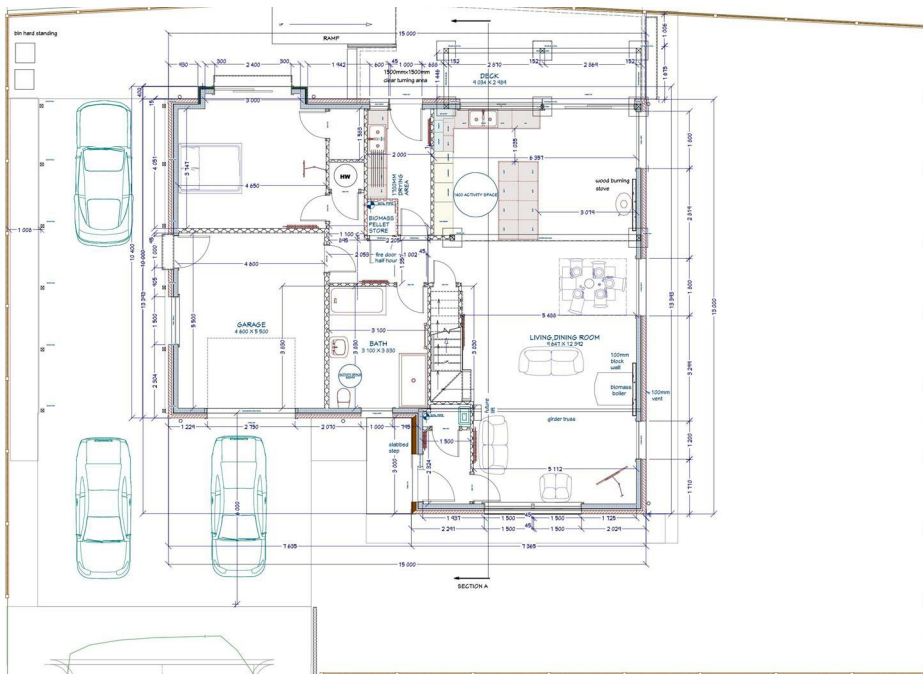
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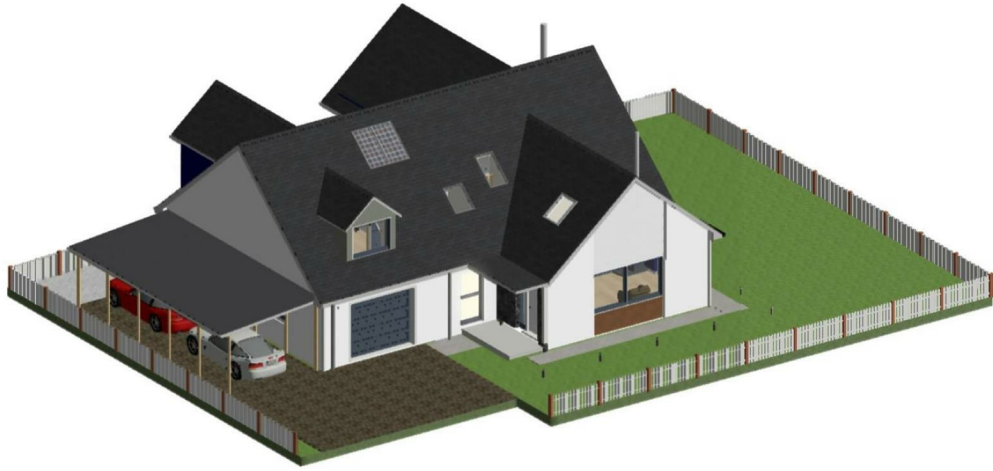
first floor plan view



ground floor plan



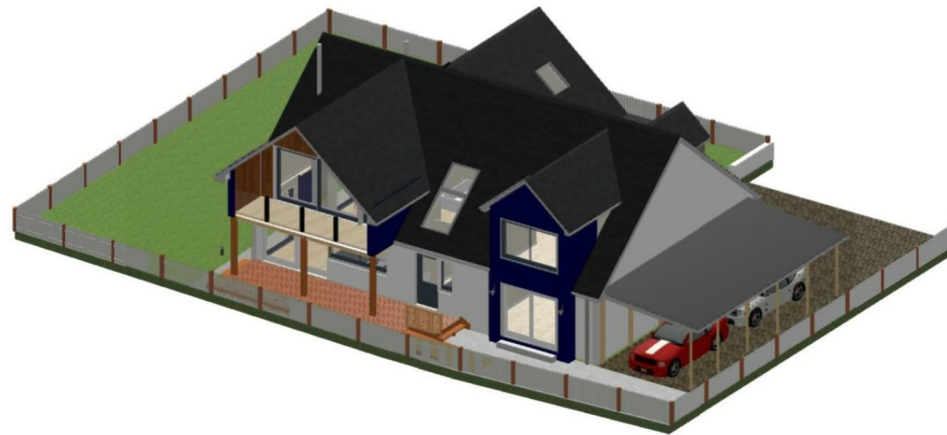




3D VIEW FRONT



3D VIEW REAR



3D VIEW REAR





## SITE PLAN



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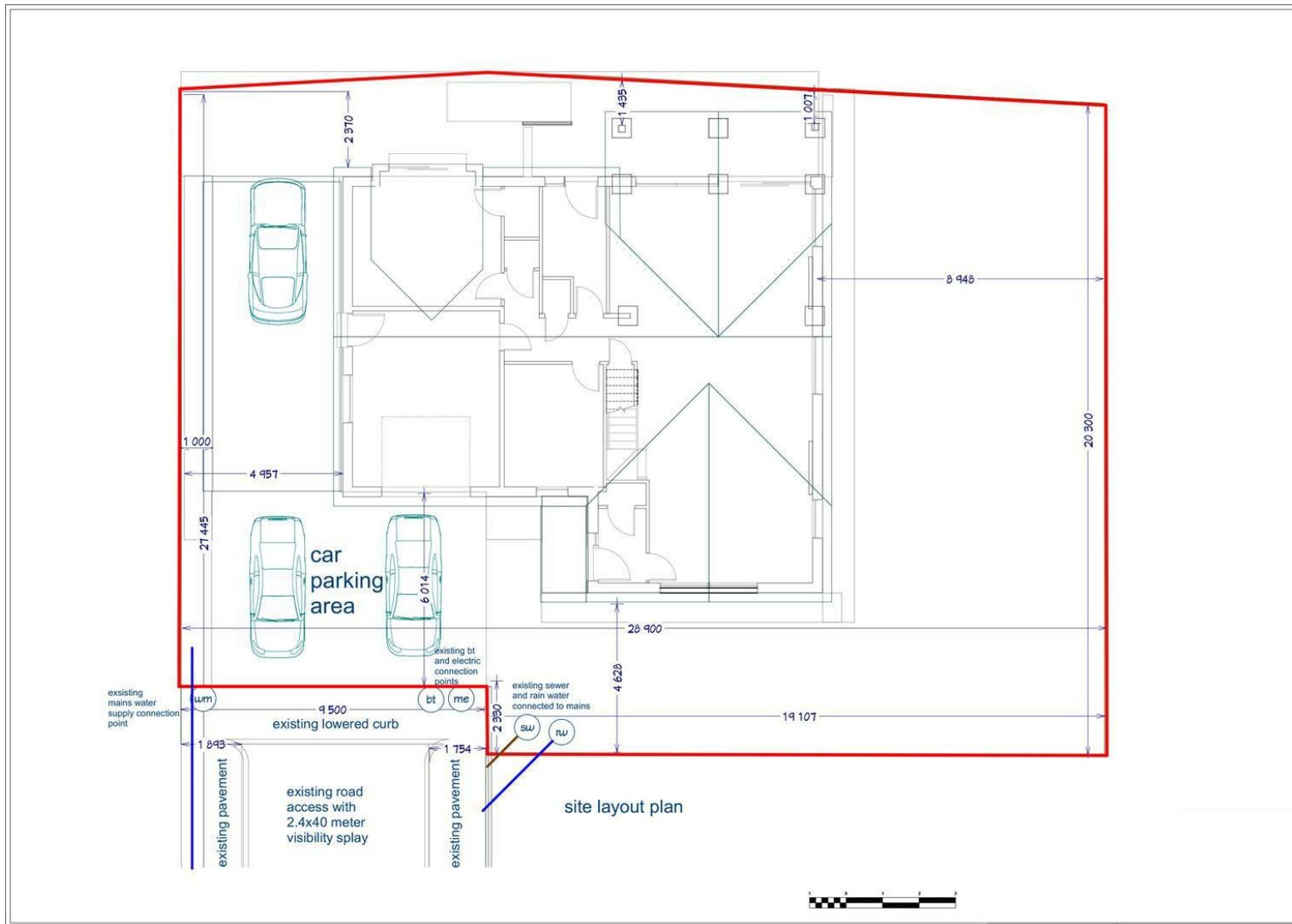
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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