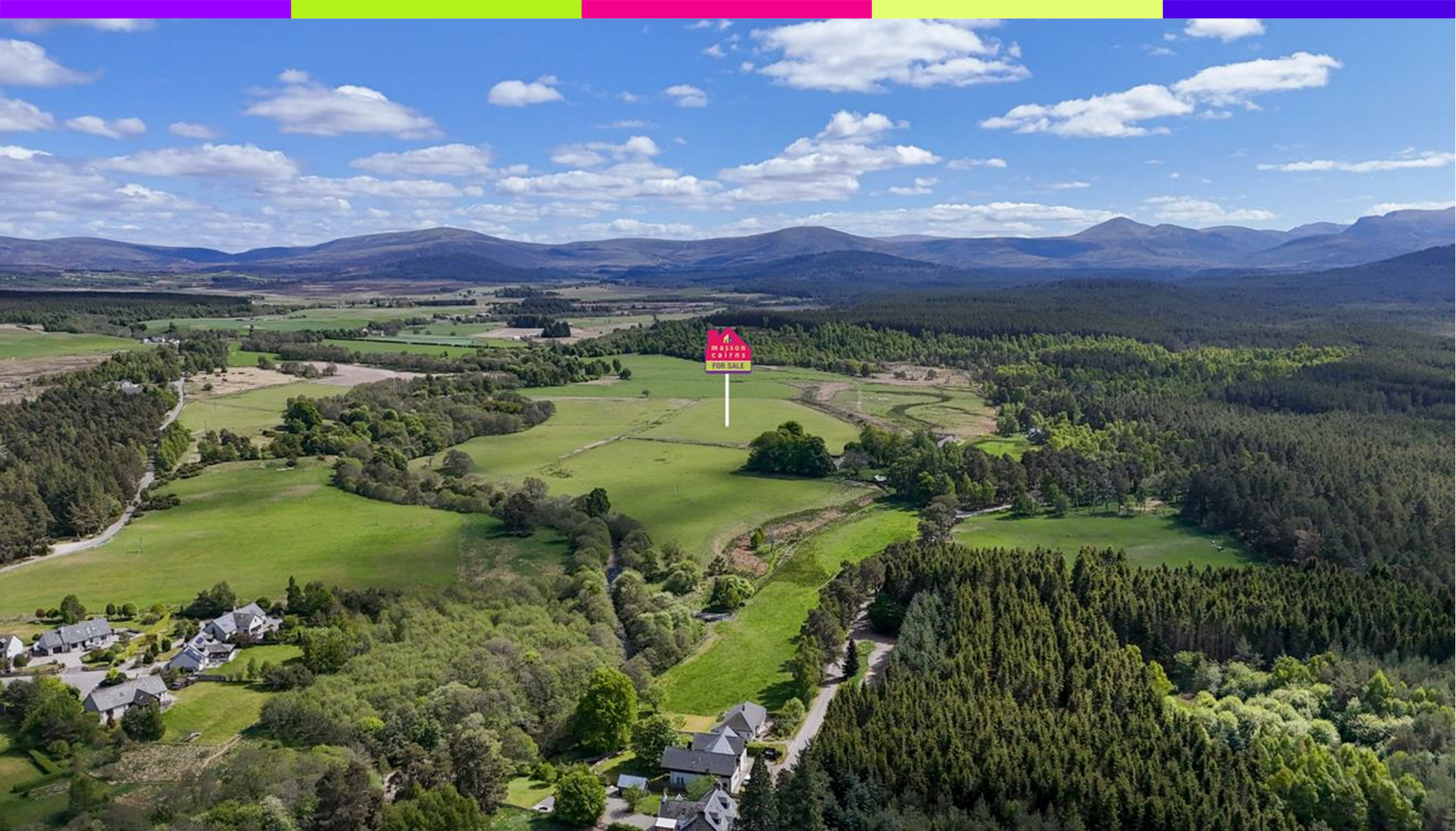




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CLOSING DATE - Land at Lower Dell, Nethy Bridge, PH25 3DL
UNDER OFFER £350,000

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

solicitors and estate agents

UNDER OFFER - CLOSING DATE - THURSDAY 28 AUGUST 2025 AT 12 NOON - This diverse and rarely available block of land at Lower Dell, just 1.5 km southeast of Nethy Bridge, offers a truly exceptional opportunity. Extending to approximately 33.75 hectares (83.4 acres), the land is laid to permanent grassland and for ease of understanding is presented with ten clearly defined enclosures, ensuring ease of management and flexibility for a range of uses. The land is currently used for forage and grazing under an annual grass let agreement and is registered for IACS, with all but two acres classified as BPS Region 1, while LFASS Grazing Category C applies to all areas other than Field 005. Field 009, notably, is designated Region 2, providing a slight variation within the holding. The land is opted to tax for VAT and is not subject to any current AECS or environmental schemes, offering a blank canvas for future use, whether for continued agricultural production, conservation, or amenity purposes—subject to the appropriate consents. The gateway access is taken from Dell Road, close to Nether Dell, and the land enjoys an attractive and peaceful setting alongside the River Nethy, with gently rolling topography and areas of woodland fringe offering a rich habitat for biodiversity. Such a setting within the National Park enhances the appeal for buyers seeking land with long-term amenity, environmental, or lifestyle potential. Nethy Bridge itself is a sought-after and thriving village, often referred to as the "Forest Village," known for its strong community spirit, local amenities, and easy access to outdoor pursuits including walking, cycling, and wildlife watching. Opportunities to acquire substantial landholdings in this location are extremely limited, particularly in such a scenic and accessible setting, making this an ideal proposition.

UNDER OFFER £350,000



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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.

The Land

The land comprises a single ring-fenced block of land, laid to permanent grassland.

The land is registered for IACS and all but 2 Acres is BPS Region 1 and LFASS Grazing Class C. It is being sold without Basic Payment Scheme Entitlements. The land is not subject to any current AECS or other environmental schemes.

The fields are currently let on an annual sale of Grass

Agreement.

The land is all opted to tax for VAT purposes.

Subjects

Approximately 33.75 Ha (83 Ac) of forage and grazing land at Lower Dell, 1.5 Km southeast of Nethy Bridge.

Entry

By mutual agreement.

Price

UNDER OFFER

CLOSING DATE - THURSDAY 28 AUGUST 2025 AT 12 NOON

Viewings, Offers & Access

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

www.massoncairns.com

Access to the fields is via the gateway by Nether Dell on Dell Road. What Three Words Location

[///look.watching.hypnotist](https://www.what3words.com/look/watching.hypnotist)

Please note that there will be grazing livestock on the land.

No dogs permitted.



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

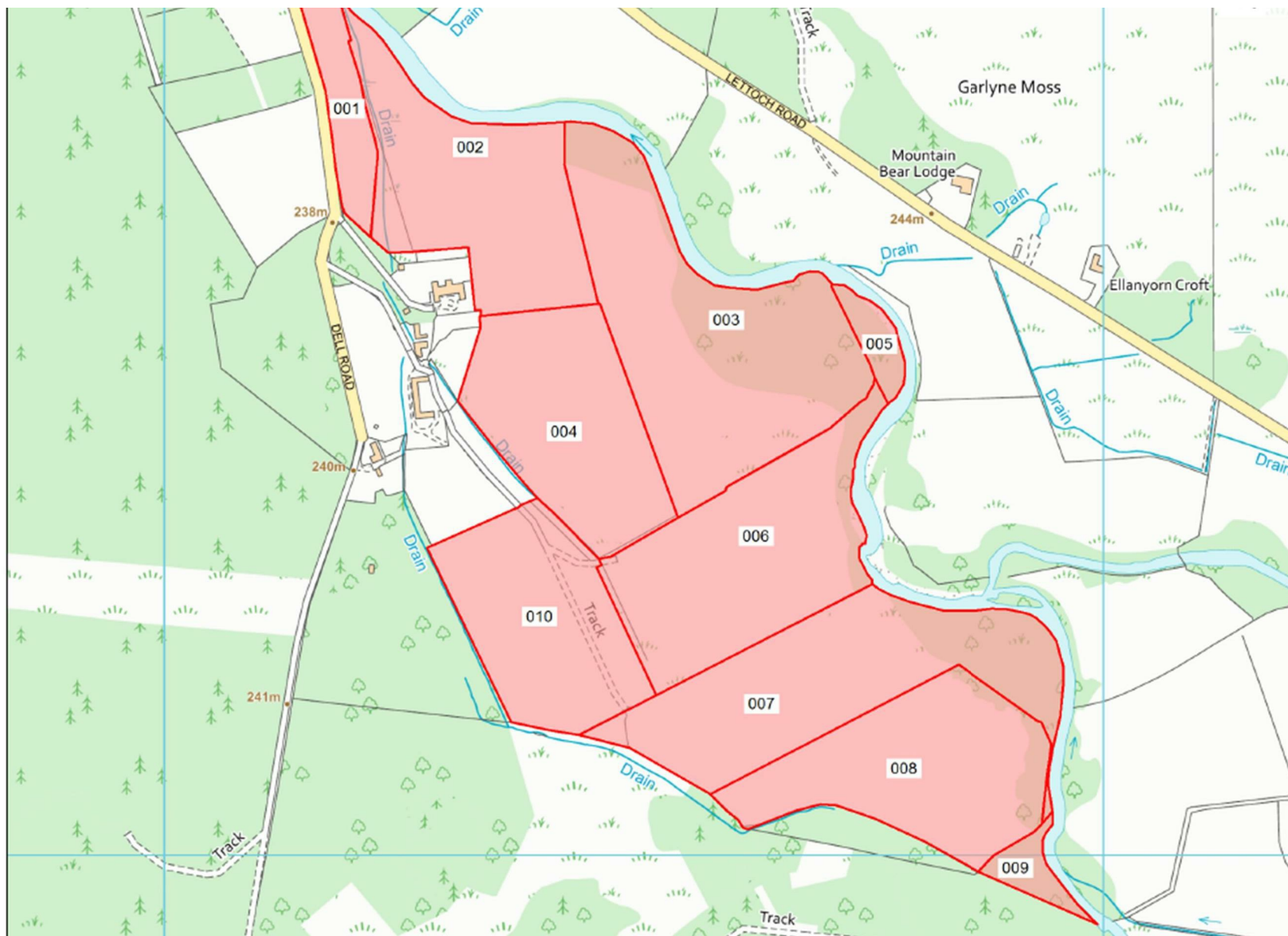
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Lower Dell
Nethy Bridge

Scale: 1:6,000
Map centre: NJ015194



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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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