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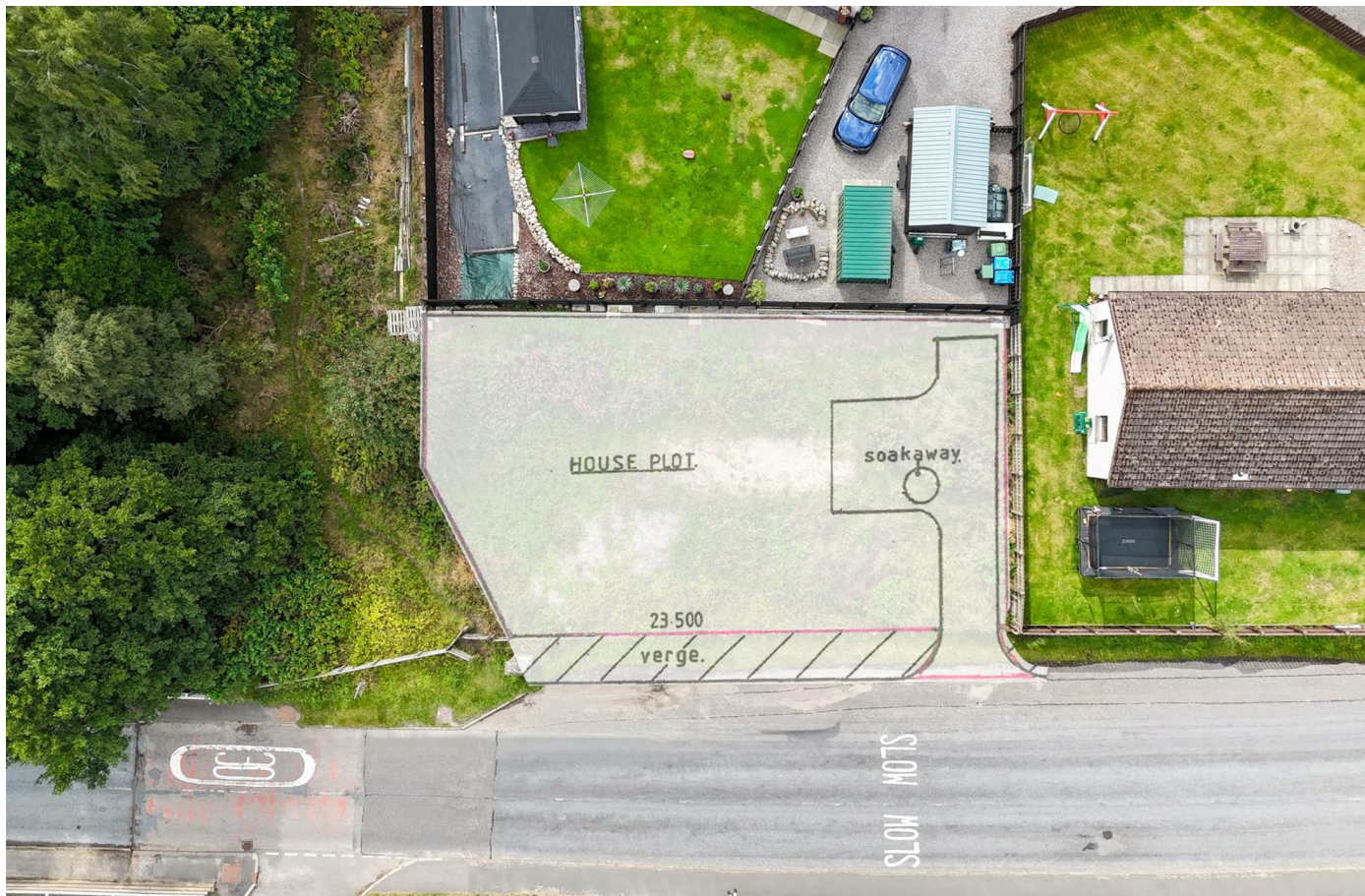
solicitors and estate agents

House Site, Nethy Bridge Road, Boat of Garten, PH24 3BQ
Offers Over £95,000

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

An exciting opportunity to build a bespoke modern home in a highly desirable Highland setting, occupying a site extending to approximately 0.09 acres (381 Sqm) on the edge of the sought-after village of Boat of Garten. Planning Permission in Principle (Ref: 25/04950/PIP) was granted by the Highland Council on 13 March 2026 for the erection of a single dwelling, offering a rare blank canvas to design an energy-efficient home tailored to your exact lifestyle and specification (further details available via the Highland Council e-Planning portal using reference 25/04950/PIP). Situated on Nethy Bridge Road just before the iconic bridge spanning the picturesque River Spey, the site occupies an enviable position framed by mature woodland and the River Spey to one side and the Golf Clubhouse and Strathspey Steam Railway close by, to the other. Nearby leisure amenities—including local tennis courts and the renowned Boat of Garten Golf Club—are right on your doorstep. The plot balances natural beauty with local convenience, enjoying immediate access to endless walking trails, cycle paths, and outdoor pursuits throughout the Cairngorms National Park, while remaining within easy walking distance of the village's post office, local store, steam railway station, primary school, and cosy places to eat. This represents an outstanding chance to create a high-quality contemporary residence in one of the Spey Valley's most iconic communities.

Offers Over £95,000



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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

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

There is no requirement for a home report.

Services

It is understood there are services adjacent to the site for mains water, drainage and electricity, purchasers

will be responsible for connection to the electrical, water supply and for the provision drainage. Purchasers should satisfy themselves on service provision and connection cost.

Planning

Planning Permission in Principle (Ref: 25/04950/PIP) has been obtained from the Highland Council for the Erection of dwelling - Land 25M North Of The Fringes Nethy Bridge Road Boat Of Garten. The decision notice of approval was issued on the Fri 13 Mar 2026. Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference ref Ref: 25/04950/PIP <http://wam.highland.gov.uk/wam/>

Entry

By mutual agreement.

Price

Offers over £95,000 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
Grantown on Spey
Moray
PH26 3EQ
Tel: (01479) 874800
Fax: (01479) 874806
Email: property@lawscot.com
www.massoncairns.com

What Three Words Location

What3Words Location: [///hello.dripping.truffles](https://hello.dripping.truffles)

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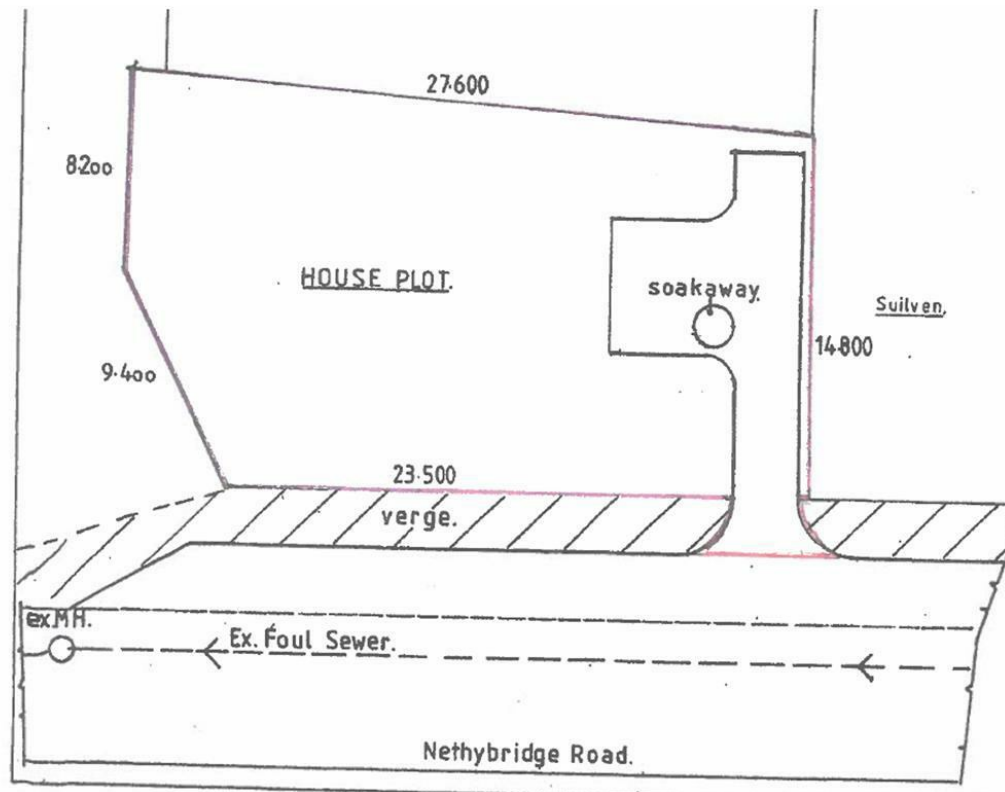
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House Site

Planning Application

Ref: 25/04950/PIP

Erection of dwelling

Land 25M North Of
The Fringes
Nethy Bridge Road
Boat Of Garten

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360



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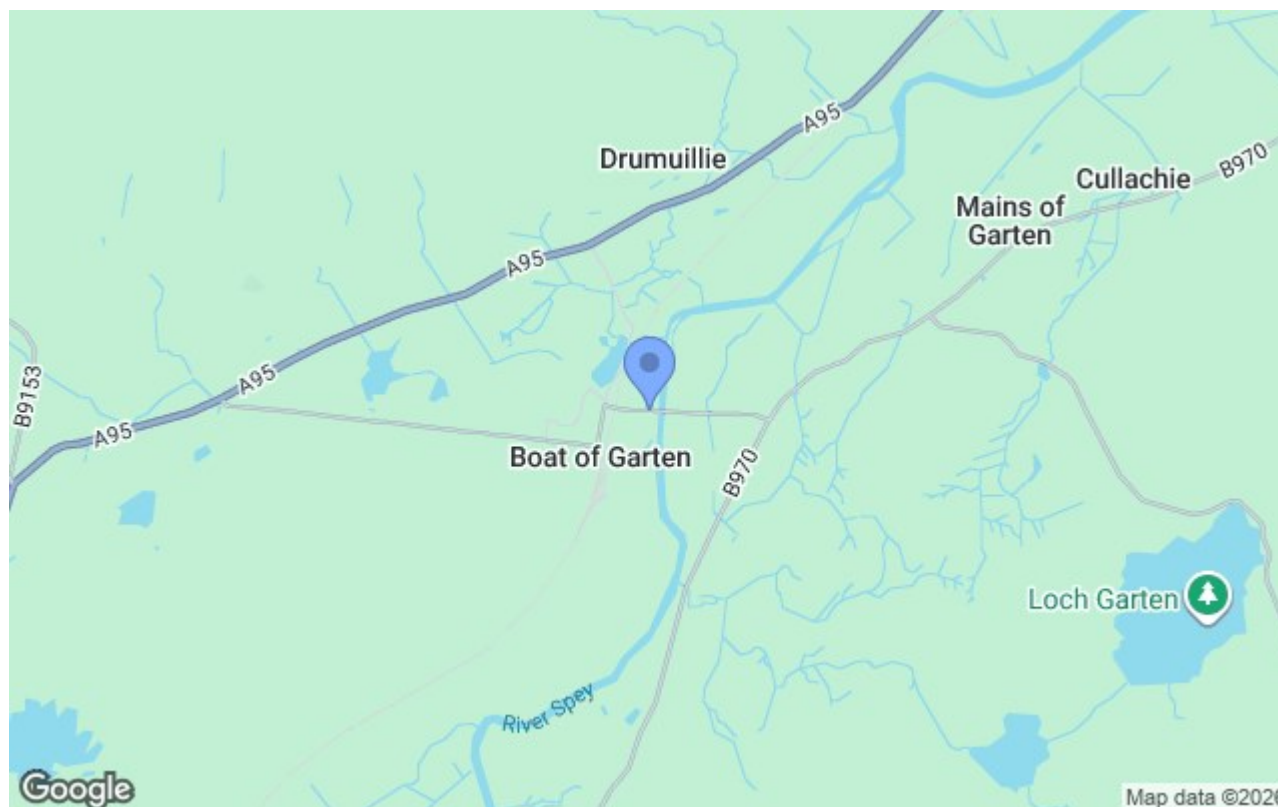
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While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters



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