

masson cairns LTD

solicitors and estate agents

House Site, East Lynn of Inverourie, Avonside, AB37 9AL

UNDER OFFER £40,000

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

UNDER OFFER - A rare opportunity to acquire a picturesque development plot nestled amidst the dramatic landscapes of the Cairngorms National Park, this unique rural plot offers an extraordinary opportunity to create a bespoke highland home. Extending to approximately 0.08 acres (313 square metres), the site is steeped in character, featuring the, stone-built ruins of a historic cottage. Surrounded by native birch and rowan trees, the plot enjoys an exceptional degree of peace, privacy, and seclusion. Sweeping views stretch out across the picturesque Strathavon countryside, capturing the timeless beauty of the Scottish Highlands. Planning & Development Potential: There are currently no active or historical planning applications in place for the site, providing a clean slate for the incoming purchaser. This allows an exciting chance to work with the local planning authorities (Moray Council) to design a bespoke residential project that harmonises modern living with the rich heritage of the existing historic structure. Services & Access: There are currently no services directly on site, though mains electricity lines run adjacent to the plot. Prospective buyers will need to make their own arrangements for utility provisions: drainage will be to a private septic tank, water supply is anticipated to be via a private source such as a borehole, and purchasers will be responsible for all connection works and costs. Access to the property is provided via a shared access track.

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Avonside
Avonside, nestled in the heart of Glenlivet, is a truly enchanting locale. This serene corner of Scotland is as renowned for its sweeping landscapes as it is for its sense of peace and tranquillity.

Glenlivet itself is a place of timeless beauty, home to rolling hills, verdant valleys, and picturesque waterways. Here, the river Avon gently weaves its way through the land, lending Avonside its distinctive name and character. This tranquil waterside setting affords Avonside an atmospheric charm that is both captivating and restorative.

The community in Avonside is as warm as the scenery is beautiful. It's a place where neighbours become friends, and the rhythm of life is dictated by the changing seasons and the abundant local wildlife. Whether you're watching the morning mists lift from the valley or admiring a spectacular sunset over the Cairngorms, life in Avonside is a constant celebration of nature's spectacle.

Transport Links
Located in the heart of the Highlands, Glenlivet offers a number of convenient travel options for local, regional, and international travel.

Road: Glenlivet is well-connected via road with the A95, a major route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the west.

Air: The nearest airports are Inverness Airport (approximately 56 miles away) and Aberdeen International Airport (approximately 59 miles away), offering both domestic and international flights.

Rail: The nearest railway station is Aviemore (around 31 miles away), which is on the main line from Inverness to London, providing connections to major cities across the UK.

Public Transport: There are regular bus services that run through Glenlivet connecting it to neighbouring towns and villages.

For schooling, Glenlivet falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Glenlivet Primary School, a small but well-regarded school located right in Glenlivet. For secondary education, pupils typically attend Speyside High School in Aberlour, which is approximately 14 miles away and offers a broad curriculum.

For further education, the University of the Highlands and Islands offers a range of courses and has several campuses throughout the Highlands, with the nearest being in Elgin and Inverness. Other universities in Aberdeen and Dundee are available.

Home Report
There is no requirement for a home report.

Land Registry Information
A preview of the title boundary can be found by visiting ScotLIS, Scotland's Land Information Service, and typing the Title number in the search box.

Please visit: https://scotlis.ros.gov.uk/

Search: BNF7073

Planning
There are currently no active or historical planning applications on record for the site. Prospective purchasers are advised to make their own inquiries with the local planning authority (Moray Council) regarding development possibilities and permissions.

Services
There are currently no active services on site. Mains electricity power lines run adjacent to the site servicing neighbouring properties. Water supply is anticipated to be via a private borehole, and drainage via a private septic tank system. Purchasers will be responsible for connection to the electrical supply, provision of a private water supply, and installation of a septic tank. Purchasers should satisfy themselves on

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service provision, suitability, and connection costs prior to purchase. Access to the plot is via a shared access track.

Entry
By mutual agreement.

Price
UNDER OFFER

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
What Three Words Location:
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FOR SALE



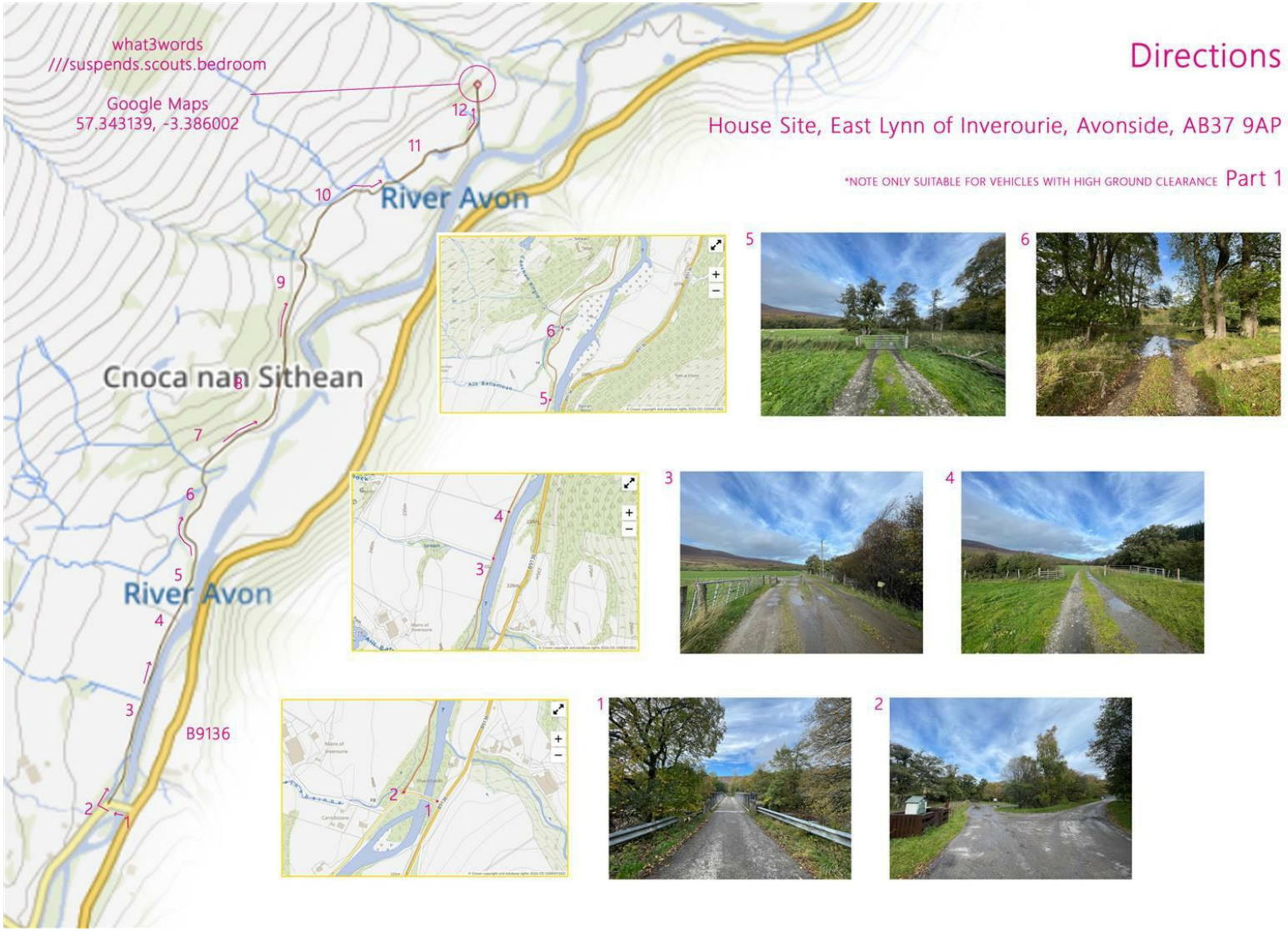



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Directions

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*NOTE ONLY SUITABLE FOR VEHICLES WITH HIGH GROUND CLEARANCE Part 1



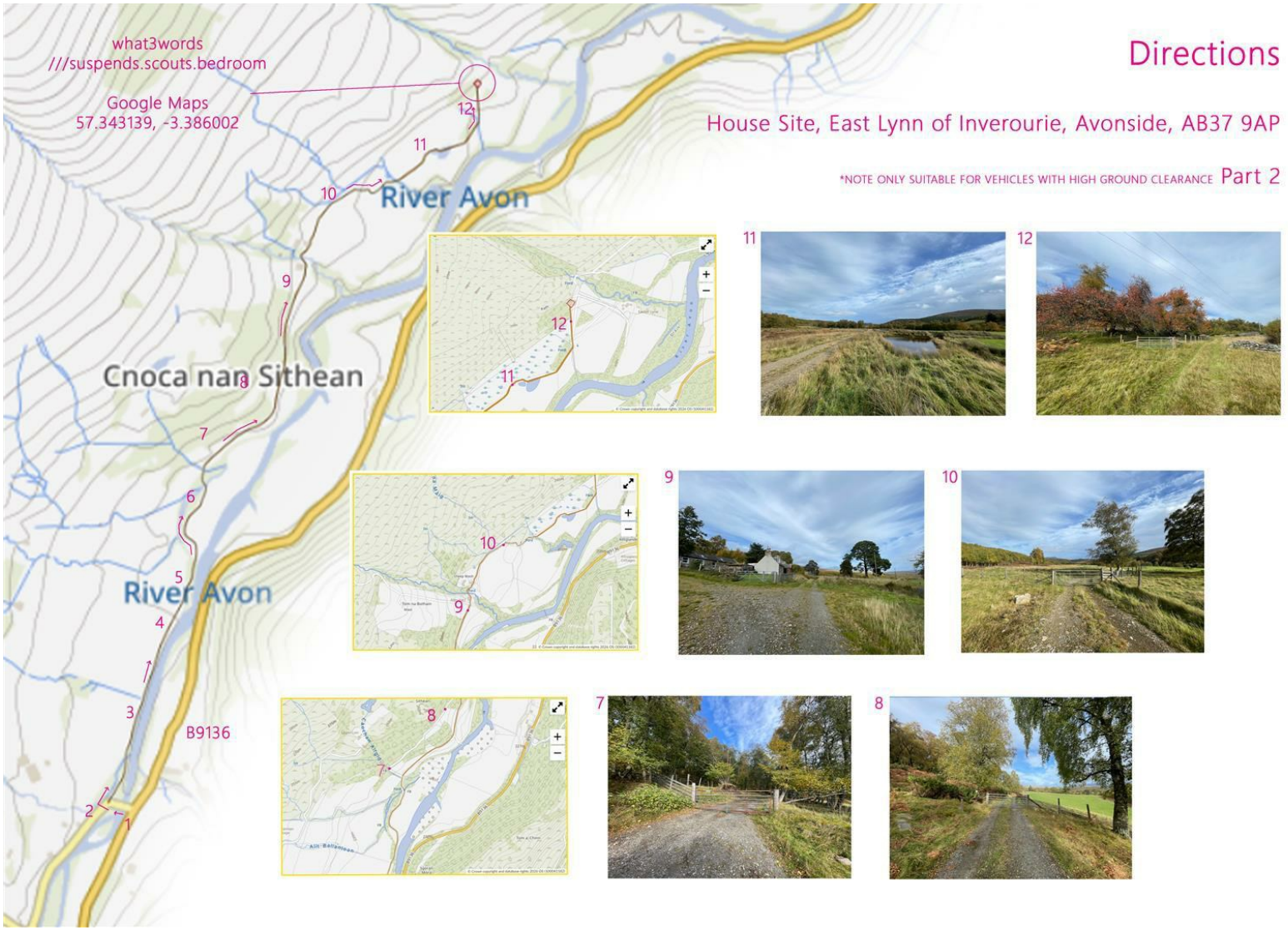
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Directions

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*NOTE ONLY SUITABLE FOR VEHICLES WITH HIGH GROUND CLEARANCE Part 2



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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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