

INDEPENDENT ESTATE AGENTS
SALES & PROPERTY MANAGEMENT

House Site, Croftronan Building Plot, Boat of Garten



Detailed planning consent has been granted for one Three bedroom detached dwellinghouse situated within an attractive spacious Plot adjoining neighbouring farmlands and alongside a small development of privately Owned properties. It is in a secluded location between Boat of Garten and the neighbouring village of Nethybridge. We understand this attractive Site has the benefit of mains water on-site with electricity connection nearby and proposed drainage to a septic tank.

- 0.35 Acre / 1416.88 m² - House Site
- Detailed Planning Consent Granted
- One 3 bedroom private dwellinghouse
- Connections to all services nearby
- Slightly elevated site with superb views
- Prime residential location
- Close to RSPB nature reserve
- All boundaries clearly defined.

03

STATION SQUARE GRAMPAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

OFFERS OVER £175,000 ARE INVITED

sales@highlandpropertyservices.co.uk
www.highlandpropertyservices.co.uk

BOAT OF GARTEN is a quiet holiday village on the banks of the river Spey situated approx. 5 miles from the busy all year round resort of Aviemore and nearby village of Nethybridge (2 miles). Located within the Cairngorms National Park the village is best known for its excellent fishing, 18 hole golf course, Steam Railway Station and the nearby R.S.P.B. Osprey Centre at Loch Garten. The village offers all general amenities with its own Post Office and a rail link via the Strathspey Railway Company to Aviemore with its main line rail station. Primary School education is provided at Deshar School with secondary education at Grantown-On-Spey. (10 mls) There is easy access to the A9 trunk road to Inverness (north) or Perth (south). Inverness airport is approx. 35 miles.

LOCATION

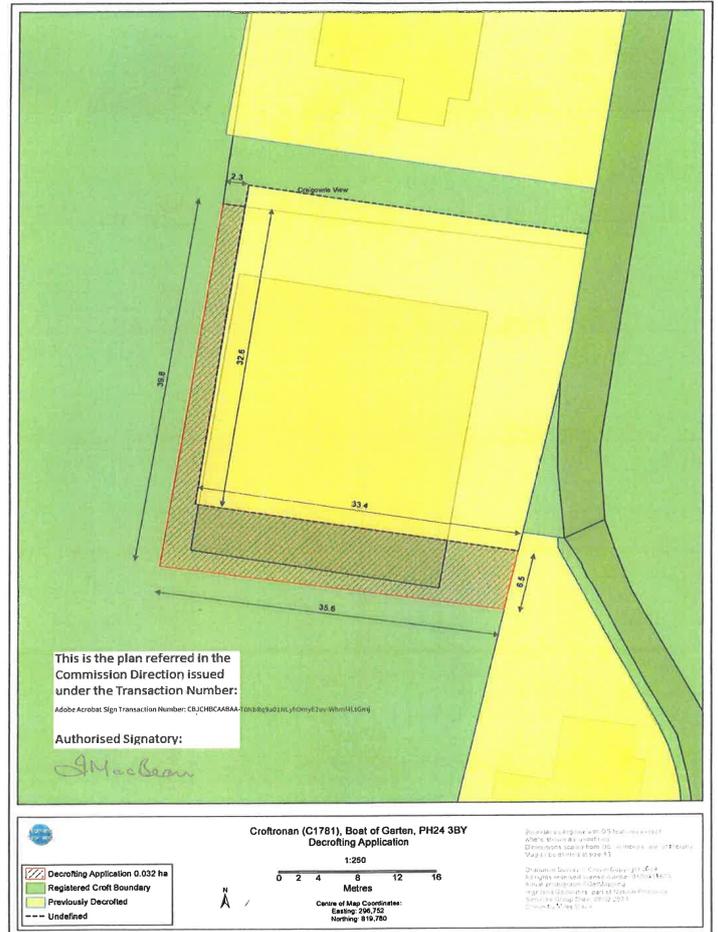
This highly desirable and secluded Site benefits from an open aspect and is within easy walking distance of RSPB woodlands and the Speyside Way long distance footpath. This is a rare opportunity to acquire an attractive house site with an exceptionally attractive location.



SITE PLAN

This spacious and attractive Site overlooks adjoining farmland and hills / woodlands whilst being set back from the A915 – approx. midway between the villages of Boat of Garten and Nethybridge.

Access is gained via a relatively level track off the A915 road with a farm track leading to this Site which is clearly defined.



PLANNING

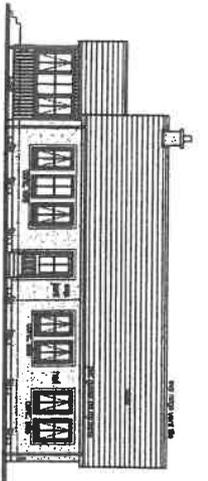
Detailed planning consent has been granted for the construction of a new detached three bedroom Bungalow to be built adjoining farmland and accessed via a private farm track from the A915.

Details of this consent can be viewed on the planning section of the Cairngorms National Park website. Planning Reference 21/02885/FUL

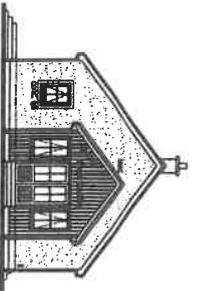
PLANNING OF HOUSE STYLE

Front, side & rear elevation & internal layout – any images are not to scale and may only be used as an indicative guide of the dwelling House style that maybe suitable for this Site.

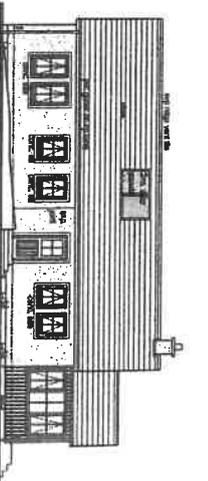




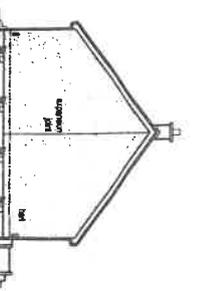
front elevation.



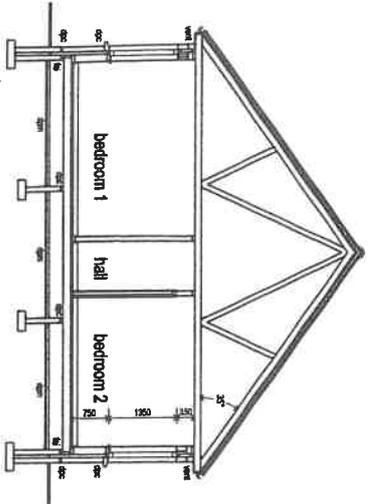
side elevation.



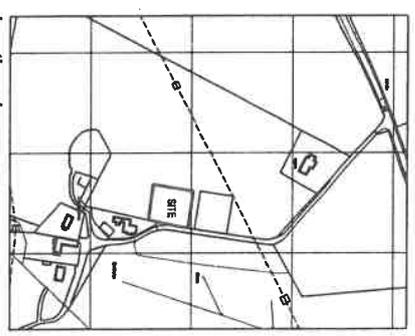
rear elevation.



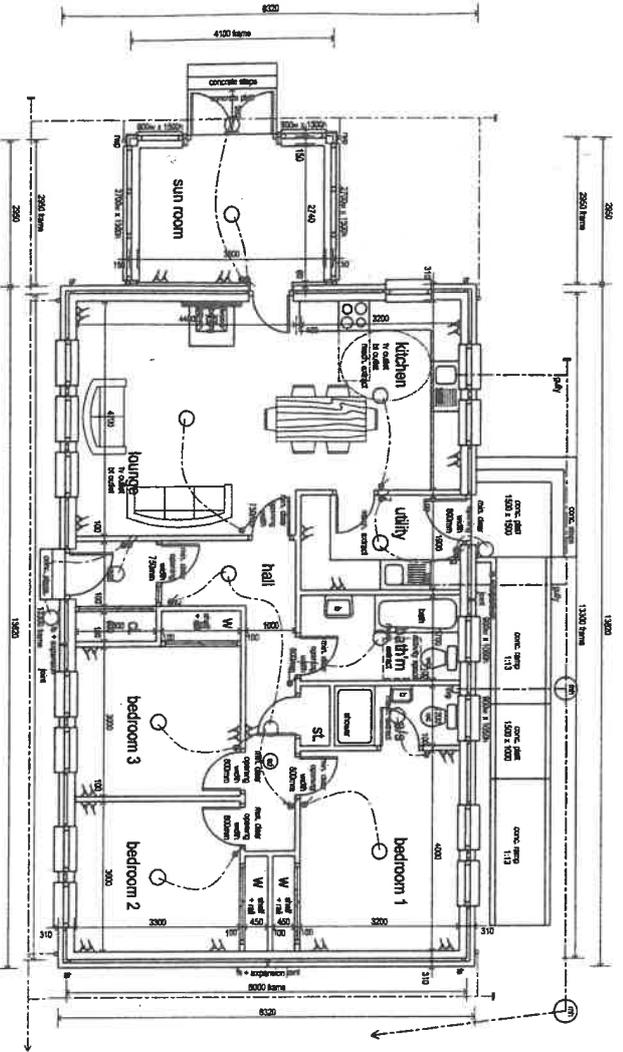
side elevation.



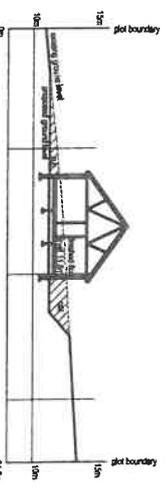
section.



location plan. scale 1:2500.



floor plan.



section thro' site A - A. scale 1:200.



CLIENT: Mr. Jack
 PROJECT: New house
 ADDRESS: Site at Cotswold, by Gate of Clawn
 JOB NO.: 9171
 SCALE: 1/16" = 1'-0"

AW Laing Ltd
 Architects & Building Contractors
 110 High Street, Gramston-on-Sperr, RH6 5BE
 Tel: (01473) 87344
 Fax: (01473) 87382

DESIGNED BY: J.M.S.
 DRAWN BY: J.M.S.
 DATE: June 2014



VIEWING

This can be undertaken at any time during daylight hours provided interested parties have contacted H.P.S. and are in possession of these particulars.

SERVICES

We understand that mains water connection is available on Site with drainage to a proposed septic tank with electricity connection nearby.

We are advised that telephone & Broadband services are available from existing service providers who service nearby properties.

OFFERS

All offers should be in writing, submitted in Scots legal form only to: Highland Property Services.

Interest should be noted through a Scottish Solicitor and our Office will be pleased to arrange this service through our own in-house solicitor. We will be pleased to provide you with a competitive Quote for submitting an Offer for this building Plot.

Should a Closing date be set, we are only able to liaise with Clients whose solicitor has formally "Note Interest" on their behalf. It should be noted that the Seller will not be bound to accept the highest or any other Offer and they reserve the right to accept any offer at any time.

HIGHLAND PROPERTY SERVICES specialise in the sale, rental & leasing of a range of residential properties in rural and urban locations throughout the Cairngorms National Park. Should you wish to avail yourself of any of our services, please liaise with us through our Aviemore Office.

ENQUIRY

For further particulars regarding the Plot, please contact our Office in Aviemore.

Highland Property Services
Station Square, Grampian Road
Aviemore PH22 1PD

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc. included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.



STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD

T: (01479) 810 020

sales@highlandpropertyservices.co.uk

www.highlandpropertyservices.co.uk

Monday - Friday 9.00 am - 5.00 pm