

Dalfaber Farm House Plot Aviemore PH22 1ST

OFFERS OVER £350,000

Spectacular Plot Offering Incredible
Panoramic Views Over The Cairngorms &
Macdonald Spey Valley Golf Course



FEATURES :

- Full Planning Permission & Approved Building Warrant For A Substantial Detached Dwelling
- Prime Development Opportunity For A Bespoke Highland Home
- All Services In Close Proximity
- Close To Woodland Walks & Bike Trails

CONTACT US :

CALEDONIA ESTATE AGENCY

GRAMPIAN ROAD

AVIEMORE

PH22 1RH

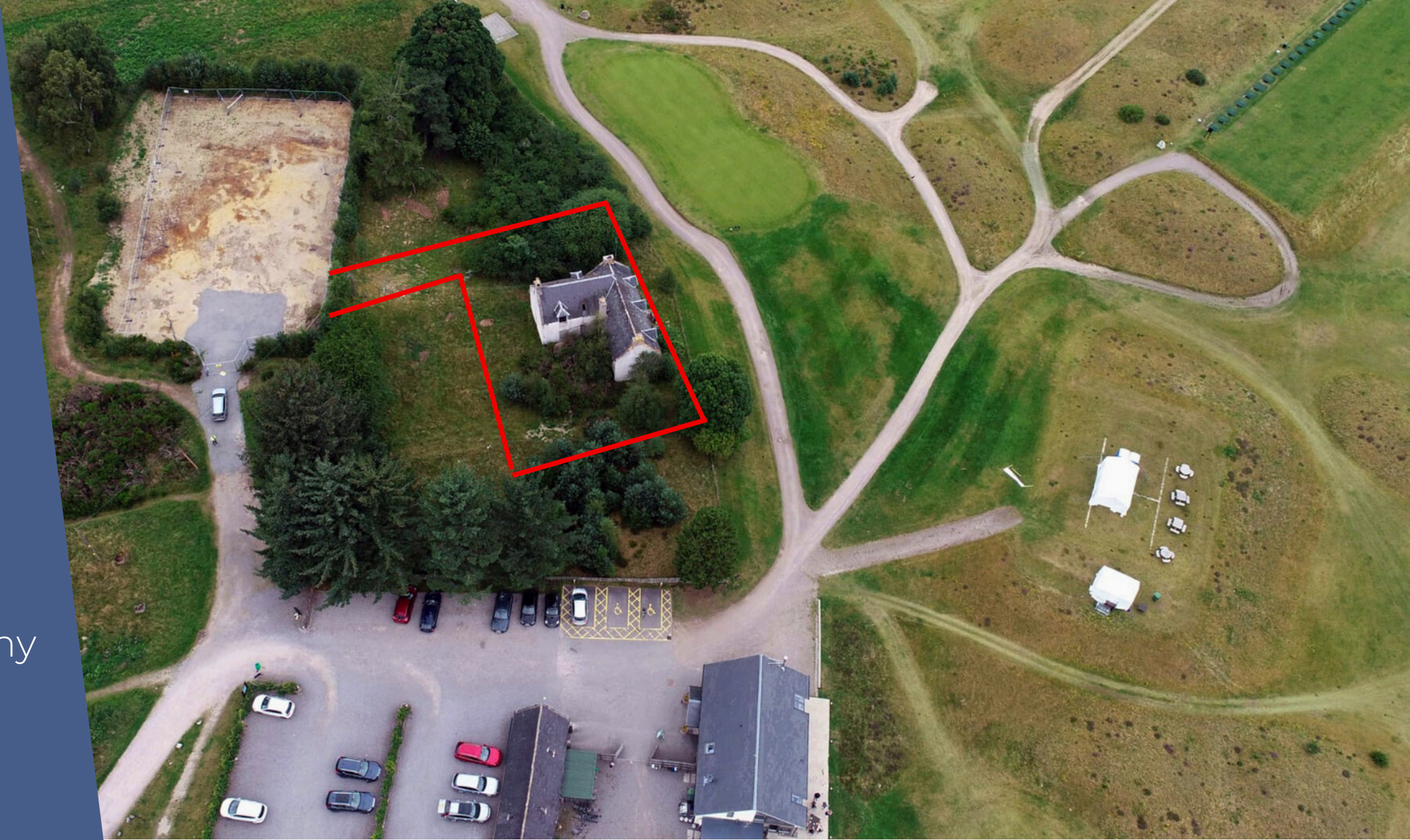
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01479 810 531



We are offering a unique opportunity to purchase a historic site with exceptional panoramic views across the golf course towards the Cairngorm Mountain. The site measures approximately ¼ of an acre, benefiting from an elevated position overlooking the River Spey. All services are in close proximity and access roads will be installed. The plot benefits from full planning permission and an approved building warrant for a substantial detached dwelling. Any potential purchaser can proceed with the proposed dwelling or simply apply for amendments to be made to the planning application.

This is a rare opportunity to build a bespoke highland home with panoramic views of the Cairngorm Mountain while also showcasing a unique blend of nature and modern architecture. The design has many benefits, but the strategic positioning of large windows and open spaces not only maximizes the breathtaking view but also creates a seamless connection between the indoor and outdoor spaces.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Aviemore is a bustling village situated within the Cairngorm National Park. The area offers many amenities including primary school, shops, restaurants, hotels and bars, among other attractions. Developments, including achieving National Park status, the Aviemore leisure and conference centre, funicular railway on Cairngorm and a new championship golf course at Dalfaber have all contributed in enhancing the area and creating an all year round centre of tourism excellence. This, together with the quality of local environment, spectacular scenery, one of the best wildlife areas in the UK and the natural heritage attract thousands of visitors every year. Dalfaber is a popular residential area at the north end of Aviemore, close to the Dalfaber Golf & Country Club which offers a bar & restaurant, sports hall, swimming pool & fitness room, tennis courts and the 18 hole Spey Valley Championship Golf Course.

PRICE

Offers Over £350,000 are invited.

SERVICES

Water, sewage and electricity all close by.

ADDRESS

Dalfaber Farm, Aviemore, PH22 1ST

PLANNING

Full Planning Permission for the new dwelling was obtained in September 2022 and is valid for 3 years. Further details can be found on the Cairngorm National Park website, https://cairngorms.co.uk/planning-development/using_2021/0390/DET_using_2021/0390/DET as the reference.

OFFERS

Formal offers should be submitted to our office in Aviemore.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

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