

# Insh Building Plot Insh Kingussie PH21 1NT

Offers Over £150,000 are invited.

Idyllic 2 Acre Building Plot Within The  
Highly Sought After Village of Insh



## Features:

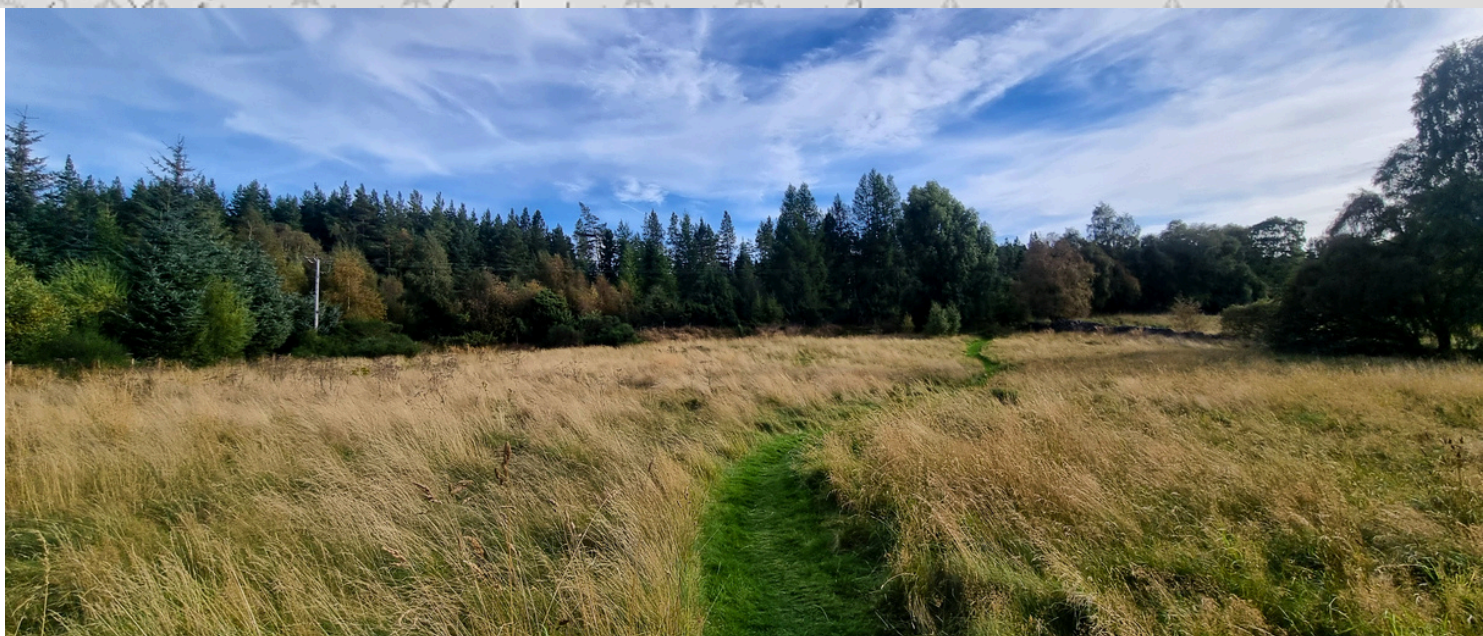
- Great Rural Location
- Future Development Site
- Planning Approved For Single Detached Dwelling
- All Services In Close Proximity
- Close To Local Woodland Walks & Bike Trails
- Panoramic Views Across The Valley to the Monadhliath Hills

CONTACT US :  
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This spectacular plot offers a rare opportunity to build a new property within the popular village of Insh. Located in the middle of the village, just off the main street, the plots enjoy spectacular views over the valley to the Monadhliath Hills. Extending to approximately 2 Acre, the plot has Planning Permission in Principle for a detached dwelling and has all services in close proximity.

Insh is a quiet highland village set within the spectacular scenery of the Cairngorms National Park in the heart of the Highlands. Located on the B970 between Kingussie and Kincaig, Insh Village is close to both the Insh Marshes National Nature Reserve – one of the most important wetlands in Europe – and the Loch Insh Watersports centre, a popular holiday and sporting destination.



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.

The Cairngorms National Park, known as the outdoor capital of the North, is in one of the most accessible parts of the Highlands having excellent links to both North and South via the A9 trunk road and the main line railway. The airport in Inverness is approximately 50 miles away, giving access to all the main cities and further afield. The surrounding countryside is a haven for wildlife, with red deer, badgers and squirrels amongst some of the abundant inhabitants. There is a wealth of excellent rural sporting facilities, such as stalking and grouse shooting, along with trout and salmon fishing. There are also many outdoor pursuits available within the National Park, such as hill walking, climbing, mountain biking, wind surfing, ski-ing and snowboarding. There are also a number of renowned golf courses in the area - including the championship Spey Valley course in Aviemore - all within stunning countryside settings.



The following are some of the conditions which must be met with regards to detailed planning permission:

1. Walls to be finished predominantly in a white/off-white wet-dash render/smooth coursed cement render/natural stone
2. A roof covering of natural slate
3. Single storey or 1.5 storeys in height
4. Windows with a strong vertical emphasis
5. A roof symmetrically pitched of not less than 40 degree and not greater than 45o degree.
6. Predominantly rectangular in shape with traditional gable ends

Reason: In order to respect the vernacular building traditions of the area and integrate the proposal into its landscape setting; in the interests of visual amenity.

Further details can be found on the Highland Council website under reference 20/02579/PIP.

#### PRICE

Offers Over £150,000 are invited.

The seller reserves the right to accept or refuse a suitable offer at any time.

#### OFFERS

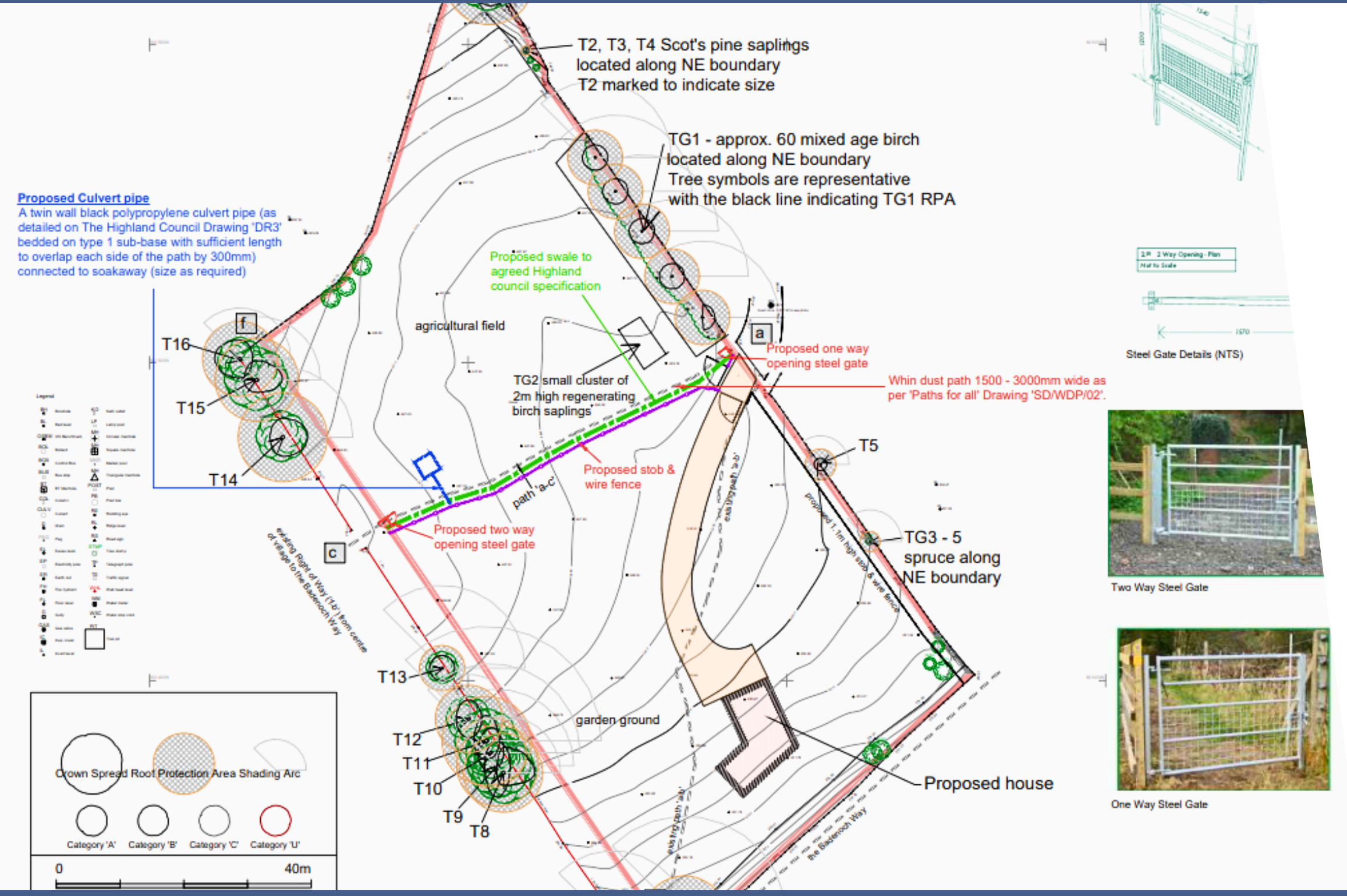
Formal offers should be submitted to our office in Aviemore.

#### DIRECTIONS:

From Aviemore, take the B9150 road to Kincaig. At Kincaig war memorial turn left, signposted for Feshiebridge/Inshriach/Insh. Follow this road, over the bridge and past Loch Insh Watersports Centre. At the "T" junction, turn right onto the B970, signposted Insh. Follow this road for 3 miles, go through Insh, passing the white church on the left. The plot is located up the road on the left hand side.

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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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