



**Gladstone House & Self — Catering Units  
(Development Opportunity)  
17-19 Castle Road, Grantown-on-Spey, PH26 3HN**

- Subject located within The Cairngorm National Park  
<https://cairngorms.co.uk/>
- Development opportunity of self-catering units and the conversion of existing building.
- (approved planning permission — ref: 2014/0105/DET & 2014/0110/LBC).
- Site size: 1.3 acres.
- Listed building on site.



LOCATION

The subject is located within Grantown-on-Spey, which is nestled into the heart of the Highlands. It is a charming town renowned for its rich history and natural beauty.

The subject lies within the Cairngorms National Park hosting a vast and stunningly diverse landscapes that covers over 4,500 square kilometres. It is the largest national park in the United Kingdom, renowned for its rugged mountains, ancient forests, and pristine lochs. Situated on the northern edge of the Cairngorms National Park, Grantown-on-Spey serves as a gateway to some of the most breathtaking landscapes in the UK. The River Spey, famous for its salmon fishing, meanders through the town.

The town itself also boasts a vibrant community with a variety of local shops, cafes, and traditional Scottish hotels. The town’s museum, located in the former town courthouse, offers fascinating exhibits on local history, culture, and wildlife. Annual events, such as the Grantown Show and the Highland Games, celebrate the region’s heritage and bring together residents and visitors in festive gatherings.

DESCRIPTION

Gladstone House, a Category C listed building, has secured consent for conversion into a 2 self-catering units, one consisting of 2 bedrooms and the other consisting of 5 bedrooms. (REF:2014/0110/LBC) Additionally, planning permission has been granted (REF: 2014/0105/DET) for the construction of 12 self-catering units at the rear of the site (behind The Garth Hotel).

These units offer numerous benefits to the local community and represent a promising investment opportunity. The new units will meet the growing demand for diverse accommodation options, particularly among tourists.

This represents a scares opportunity to develop self-catering accommodation units within The National Park.

Overall, these projects will enhance the appeal of Grantown-on-Spey as a tourist destination, stimulate economic growth, and contribute to the community’s prosperity.

PRICE

Offers over £200,000.

CONSENTED ACCOMMODATION (TO BE DEVELOPED)

7 UNIT SELF-CATERING BLOCK

Ground Floor

No. of units	No. of bedrooms	Sq. m	Sq. ft	Comments
1	2	68.5	737	S e l f - contained unit.
1	2	75	807	^
1	2	90	969	^
1	1	68	732	^
	Total	301.5	3,245	

First Floor

No. of units	No. of bedrooms	Sq. m	Sq. ft	Comments
1	3	121	1,302	S e l f - contained unit.
1	2	71	764	^
1	2	71	764	^
	Total	263	2,831	

5 UNIT SELF-CATERING BLOCK

No. of units	No. of bedrooms	Sq. m	Sq. ft	Comments
2	2	86.9	935	Split between ground and first floor
3	2	96.7	1,041	Split between ground and first floor
	Total	463.9	4,993	

CONVERSION OF GLADSTONE HOUSE

No. of units	No. of bedrooms	Sq. m	Sq. ft	Comments
1	2	73.2	788	Split between ground, first & loft
1	5	198.3	2,134	Split between ground, first and loft
	Total	271.5	2,922	

On completion the scheme will have shared access to 17 car parking spaces adjacent to the Garth Hotel, Grantown-on-Spey.





#### LEGAL COSTS + VAT

Each party will pay their own legal costs. Should LBTT or registration dues be applicable the tenant will be liable.

VAT is applicable on all aspects of this transaction.

#### RATEABLE VALUE

To be determined; all enquiries to [www.saa.gov.uk](http://www.saa.gov.uk)

#### VIEWING + OFFICE ADDRESS

Graham + Sibbald  
4 Ardross Street  
Inverness  
IV3 5NN



Indicative purposes only. Title plan available on request.

To arrange a viewing please contact:



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