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solicitors and estate agents

Development Site, 57 Main Street, Tomintoul, AB37 9HA

Fixed Asking Price £80,000

Contact us on 01479 874800 or visit [www.massoncairns.com](http://www.massoncairns.com)

We are thrilled to present an exciting development opportunity in a popular Highland Village. This unique prospect offers prospective investors a chance to delve into the heart of Scotland's scenic beauty, nestled on the route of both the Snow Roads and North East 250 in the stunning Cairngorms National Park. This enviable site is particularly popular for its proximity to nature and the wealth of outdoor activities accessible from its doorstep, perfect for attracting nature-loving residents or vacation homeowners. The site comes with planning permission for two detached three / four -bedroom homes, each extending to approximately 175sqm. Designed as one and three-quarter storey houses, these units feature a rectangular footprint and traditional pitched roof, offering developers the opportunity to build well-insulated and thoughtfully proportioned homes. Each home benefits from a detached double garage and generously sized gardens, perfect for those who value outdoor living spaces. The existing plans make it an ideal opportunity for developers, individuals or builders to get on site with ease and bring this project to fruition. The individual sites are 502sqm and 503sqm respectively, providing ample space for both indoor and outdoor living. This development opportunity promises not just a rewarding return on investment, but a chance to be part of shaping a beloved Highland Village. Invest in the serene tranquillity of the Cairngorms National Park, and embrace the charm of village life.

## Fixed Asking Price £80,000



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## Tomintoul

Tomintoul is the Eastern Gateway to the Cairngorms National Park and has the reputation of being the highest village in the Highlands at 1165 ft (350m) centred round a picturesque square and situated near the Lecht Ski Resort Centre on the scenic route between Grantown on Spey and Royal Deeside. It is the largest village in the Glenlivet area supporting B&B's, a post office and general stores, art studios, craft, gift and malt whisky shops.

Tomintoul also has its own distillery, "the Tomintoul", which made the Guinness Book of Records for producing "The Largest Bottle of Scotch Whisky in The World" - at 105.3 litres. There are also three more stills, "The Tamnavulin", "The Braeval" and "The Glenlivet" within a few miles.

The area is surrounded by the mountain ranges of the Cromdales, the Ladder Hills and the Cairngorms, facilitating spectacular views, walks and other outdoor pursuits, including wildlife appreciation, salmon and trout fishing on the nearby River Avon, mountain biking on many trails and nearby bike Glenlivet and hill walking a plenty.

The nearby Lecht Ski Centre 2090 provides winter sports and in the summer has quad biking and go-carts.

## Transport Links

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

**Road:** Tomintoul is well-connected via road with the A939, a major scenic route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the north.

**Air:** The nearest airports are Inverness Airport (approximately 43 miles away) and Aberdeen International Airport (approximately 56 miles away), offering both domestic and international flights.

**Rail:** The nearest railway station is Aviemore (around 27 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, Tomintoul falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Tomintoul Primary School, a small but well-regarded school located right in Tomintoul. For secondary

education, pupils typically attend Speyside High School in Aberlour, which is approximately 21 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.

## Proposed Houses

This exciting development project offers spacious and versatile accommodations. On the ground floor, the design features a back-to-front lounge and dining room, a generous kitchen, a study that can also serve as a fourth bedroom, a WC, and a hall. The first floor comprises a landing, a bathroom, and three additional bedrooms, including a master suite with an ensuite bathroom.

Outside, each property has provision for a detached double garage (6.5m x 6.5m), driveway, and beautifully proportioned gardens. The combined plots amount to 1,005 sqm (10,817 sqft), split evenly with individual sites measuring 502sqm (5,403 sqft) and 503sqm (5,414 sqft) respectively. This optimal arrangement provides ample space for comfortable, modern living in the heart of the scenic Cairngorms National Park.



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## Services

The houses are to connect to the public foul sewer and water supply and have a separate surface water soakaway within the site.

## Planning

Planning permission has been obtained from the Moray Council to erect two detached dwelling houses at 57 Main Street, Tomintoul, Ballindalloch, Moray. Permission for development was granted on the 26th June 2023 and the development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which the permission is granted. Further details on planning can be obtained by visiting the Moray council E-Planning website or by cutting and pasting the following link into your web browser address bar (not search engine i.e. Google etc.) and typing in the reference 23/00179/APP  
<https://publicaccess.moray.gov.uk/eplanning/>

## Home Report

A Home Report is not required for this sale

## Entry

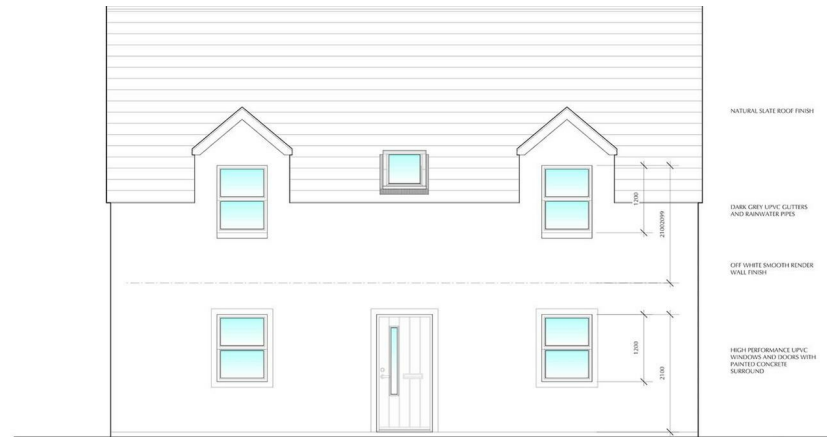
By mutual agreement.

## Price

Fixed Price of £80,000 for both plots or available individually at £40,000 each.

## 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](mailto:property@lawscot.com)  
[www.massoncairns.com](http://www.massoncairns.com)



FRONT ELEVATION 1:50



REAR ELEVATION 1:50



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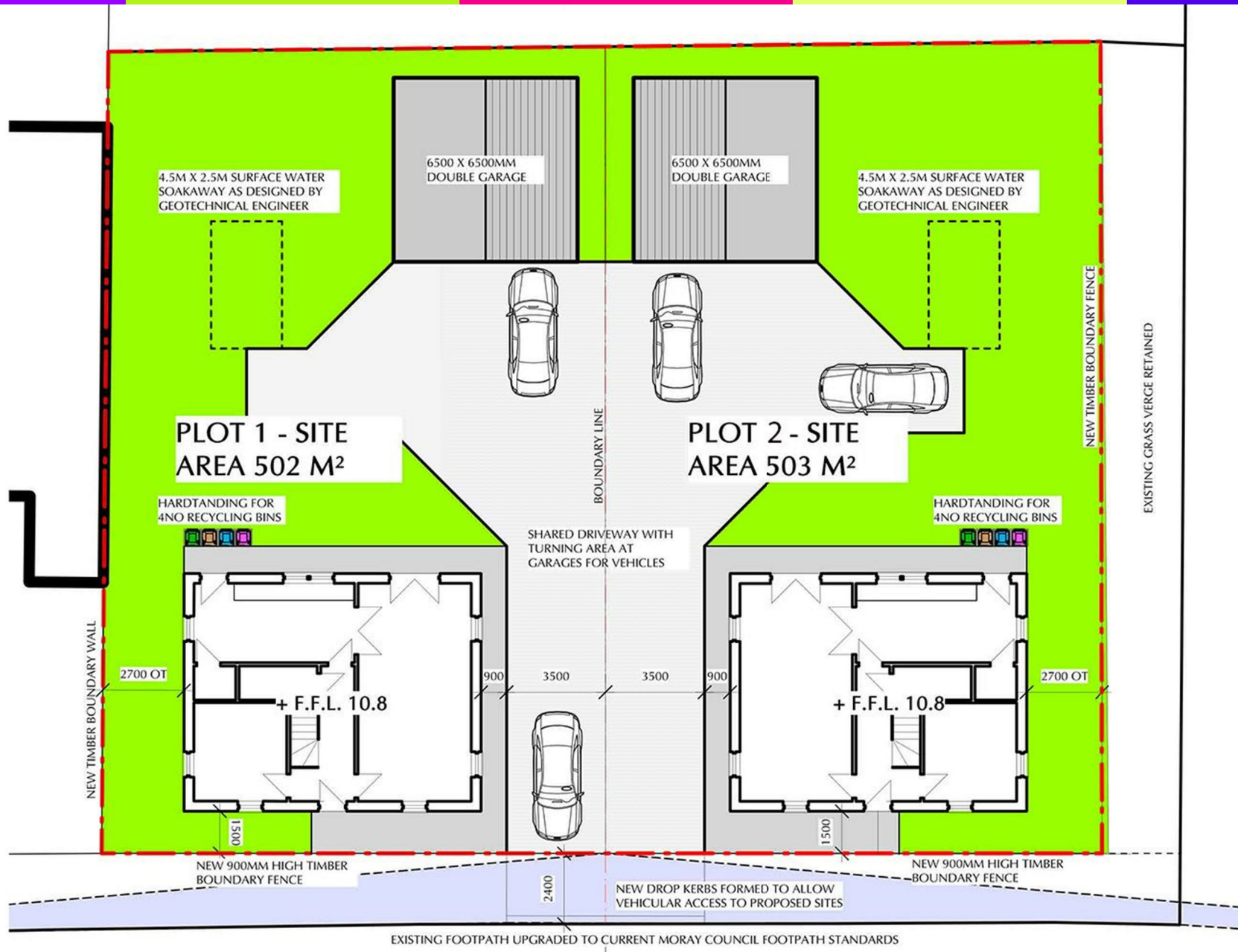
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

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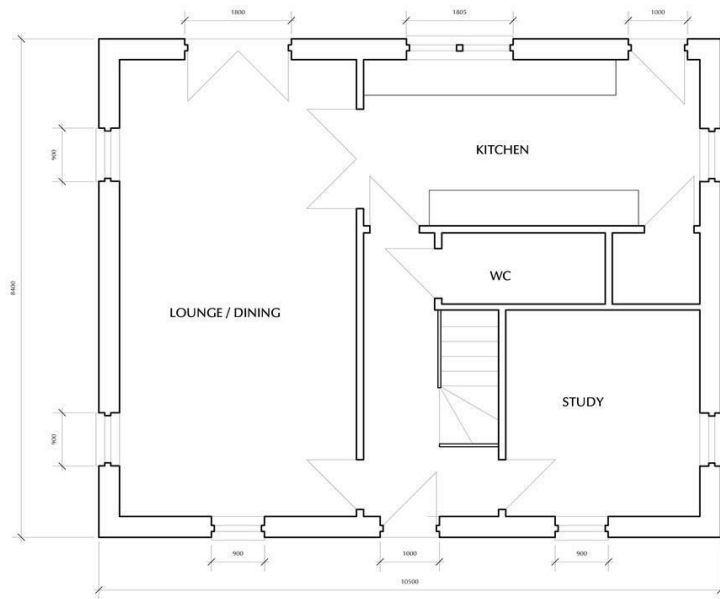
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

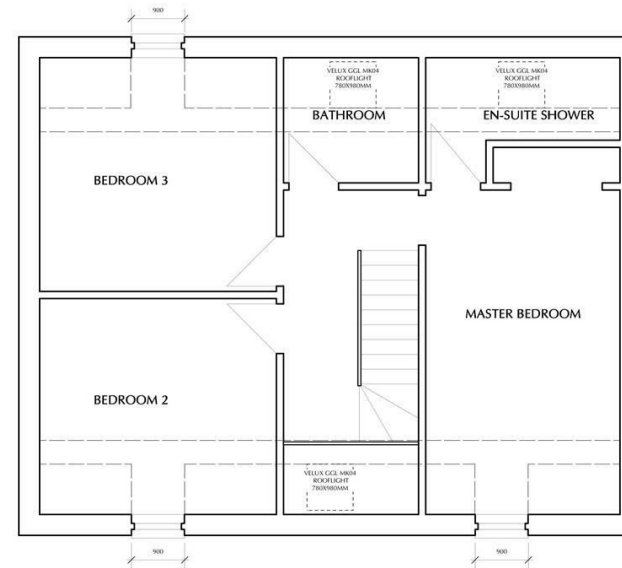
Fax: 01479 874806

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GROUND FLOOR PLAN 1:50

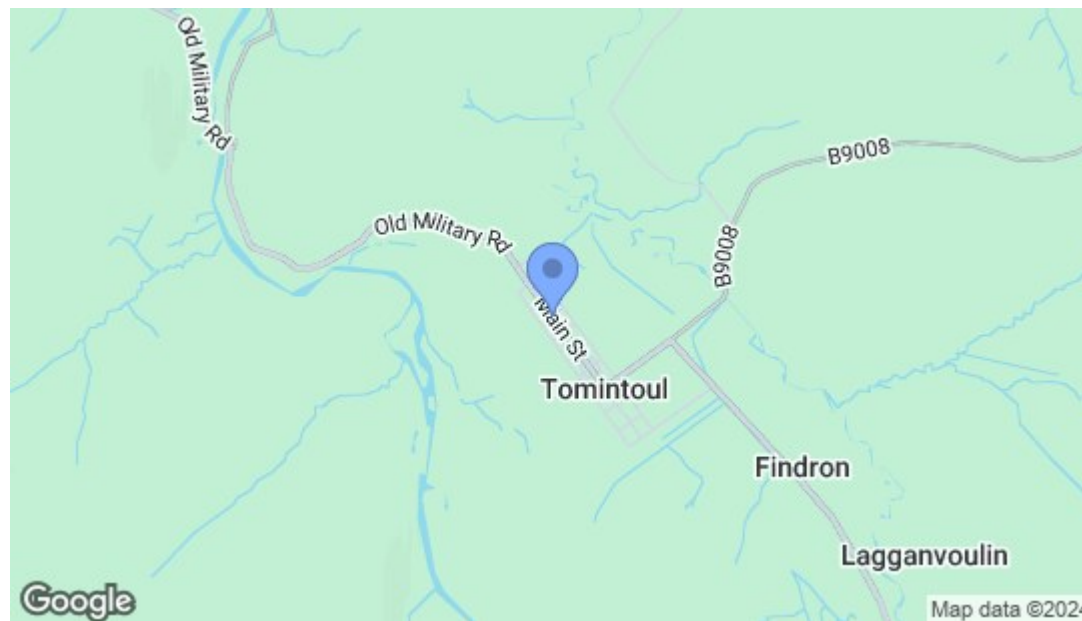


FIRST FLOOR PLAN 1:50



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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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