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House Site, Skye Of Curr, Dulnain Bridge, Grantown on Spey, PH26 3PA

Offers Over £115,000

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

solicitors and estate agents

Discover an exceptional opportunity to build the home of your dreams in the heart of the Cairngorms National Park. This prime house site, approximately 0.15 acres in size, benefits from planning permission in principle, offering a fantastic canvas for your future home. Situated just off the Skye of Curr Road up the Old Laundry Path, the location is truly breathtaking, perched in an elevated position that affords panoramic vistas across the beautiful Strathspey and towards the majestic Cairngorm Mountain range. Each season paints the landscape with a unique palette, from the vibrant greens of summer to the snow-capped peaks in winter, ensuring a captivating backdrop year-round.

This is more than just a plot of land; it's the chance to establish your home in one of Scotland's most desirable locations, surrounded by natural beauty and tranquillity. Whatever you envisage, this site offers the perfect setting to bring your architectural vision to life. Invest in a lifestyle of peace, privacy, and incredible views in the Cairngorms National Park. Your journey to creating your dream home begins here.

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## Dulnain Bridge

Near Granttown On Spey, and in the Cairngorms National Park, the village is comprised of two communities, Dulnain Bridge itself is centred to the north of the bridge with a shop and garage. The crofting community of Skye of Curr stretches for about a mile to the south, terminating at the famous Speyside Heather Centre. Granttown On Spey situated nearby is within the Cairngorms National Park and is the Capital of Strathspey and a leading tourist resort. It has a fine shopping centre, first class hotels and guest houses, Primary and Grammar schools offering education to university entrance standard and Health Centre. Sporting facilities include 18 hole golf course, excellent Salmon and Trout fishing in the River Spey and other waters, 8 tennis courts, bowling green, children's recreation park and forest walks through Grant Park. There are many places of interest to visit in the area with Granttown being the gateway to the Malt Whisky Trail. The Granttown Heritage Centre is open through the summer and Highland Games are held at different venues throughout the Spey Valley. Within easy reach are the Cairngorm Mountains for winter sports facilities and hill walking. The sandy beaches of the Moray Firth are also close by.

## Transport Links

From Dulnain Bridge, you can conveniently access various transportation options to explore the wider UK:

## Airports:

Inverness Airport (INV): Approximately 34 miles away, this regional airport offers domestic flights and some international connections.

Aberdeen International Airport (ABZ): Roughly 87 miles away, providing a wider range of domestic and international flights.

## Train Stations:

Carrbridge Railway Station: About 5 miles from Dulnain Bridge, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 9 miles away, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

## Road Routes:

A95: This arterial road connects Dulnain Bridge to the A9, a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow.

A939: This scenic route connects Dulnain Bridge to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

With these options, Dulnain Bridge serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

## Description

The site is approximately 0.15 acres (607 sq m approx). The site forms a largely rectangular shape and is flat with good privacy, exceptional views as well as some mature and newly planted hedging bounding the edges.

## Services

It is understood mains water services are available adjacent to the site with drainage to a septic tank. Purchasers should satisfy themselves on service provision and connection cost.

## Planning

Full Planning Permission (ref: 22/03542/PIP) has been obtained from the Highland Council for the erection of a one and a half storey house and formation of new access onto Old Laundry Path. The decision notice of approval was issued on the 14.11.2022. The current plans for the property include a three-bedroom layout, providing ample space for comfortable living. Additionally, there is potential to expand to a four-bedroom configuration, subject to planning approval. The current owners have already prepared these alternative plans, offering flexibility to suit your needs. Further details on planning can be obtained by visiting the Highland council E-Planning website <http://wam.highland.gov.uk/wam/> and typing in the reference 22/03542/PIP



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## Home Report

There is no requirement for a home report.

## Entry

By mutual agreement.

## Price

Offers over £115,000 are invited

## Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-

Masson Cairns

Strathspey House

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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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