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solicitors and estate agents

Lochgorm Neuk House Site, Granttown on Spey, PH26 3PR

Offers Over £125,000

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



Seize a unique opportunity to craft your dream home on a generous circa 2,428 sqm (0.6 acre) site, offering a perfect canvas for an exquisite lifestyle nestled in the heart of breath taking landscapes. This exceptional house site comes with planning permission in principle for a detached house and garage, promising an ideal blend of traditional design and modern living standards. Envision a residence beautifully clad in natural stone walls, topped with a slate roof or a high-quality substitute that complements the classic aesthetic. The design should retain the existing U-shaped layout, enhancing the charm and character of the home while traditional pitched roof dormers and inviting porches are encouraged. Windows with a strong vertical element will draw in abundant natural light and frame the outstanding, elevated views across the valley to the majestic Cairngorm Mountain Range. The site is predominantly level, simplifying any proposed construction and landscaping, and it is understood that there is a shared borehole water supply with each plot owner responsible for connection, treatment and storage on their own plots. Drainage will be to a septic tank and there is an electrical supply available, purchasers will be responsible for connection to the electrical supply and for the provision of a septic tank on their own plot. This property proposal offers a rare chance to build not just a house, but a sanctuary designed to your specifications, amidst some of Scotland's most stunning scenery. Whether you're looking to create a family home or a peaceful retreat, this property provides the perfect foundation to bring your vision to life in an enchanting setting. Don't miss out on the chance to develop a bespoke home tailored to your lifestyle in the serene and scenic expanses of the Cairngorms. VAT payable on price

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### Grantown On Spey

Grantown on Spey is a charming town nestled in the heart of the Scottish Highlands, known for its picturesque beauty and rich cultural heritage. Located in the Cairngorms National Park, Grantown on Spey is surrounded by breathtaking scenery, including lush forests, sparkling rivers, and rolling hills. The town itself boasts a range of historic landmarks and attractions, including the Grantown Museum, the Craigellachie Nature Reserve, and the Grantown Heritage Trail. Visitors and residents can also enjoy a range of outdoor activities, including hiking, biking, fishing, and golfing, or simply take in the stunning scenery with a leisurely stroll around town.

Grantown on Spey also offers a range of shops, restaurants, and amenities, making it a convenient and comfortable place to call home. The town has a strong sense of community, with a range of social and cultural events throughout the year, including the popular Grantown Show, Thunder in the Glens Ride out and the annual Christmas market. Whether you're looking to explore the great outdoors, immerse yourself in local history and culture, or simply enjoy the peace and tranquility of the Scottish countryside, Grantown on Spey offers something for everyone.

### Transport Links

From Grantown on Spey, 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 80 miles away, providing a wider range of domestic and international flights.

#### Train Stations:

Carrbridge Railway Station: About 10 miles from Grantown on Spey, offering connections to Inverness, Perth, and Edinburgh.

Aviemore Railway Station: Approximately 14 miles away, with regular services to Inverness, Glasgow, Edinburgh and London, as well as connections to the wider UK rail network.

#### Road Routes:

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

A939: This scenic route connects Grantown on Spey to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland.

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

### Home Report

There is no requirement for a home report.

### Services

It is understood that there is a shared borehole water supply with each plot owner responsible for treatment and storage on their own plots. Drainage will be to a septic tank and there is an electrical supply available, purchasers will be responsible for connection to the electrical supply and for the provision of a septic tank on their own plot. Purchasers should satisfy themselves on service provision and connection cost. There is a shared access track.

### Planning

Planning Permission in Principle (ref: 22/05684/PIP) has been obtained from the Highland Council. The decision notice of approval was issued on the 27th November 2023. Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 22/05684/PIP <http://wam.highland.gov.uk/wam/>



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## Entry

By mutual agreement.

## Price

Offers over £125,000 are invited

## Viewings and Offers

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

to:-Masson Cairns

Strathspey House

Grantown on Spey

Moray

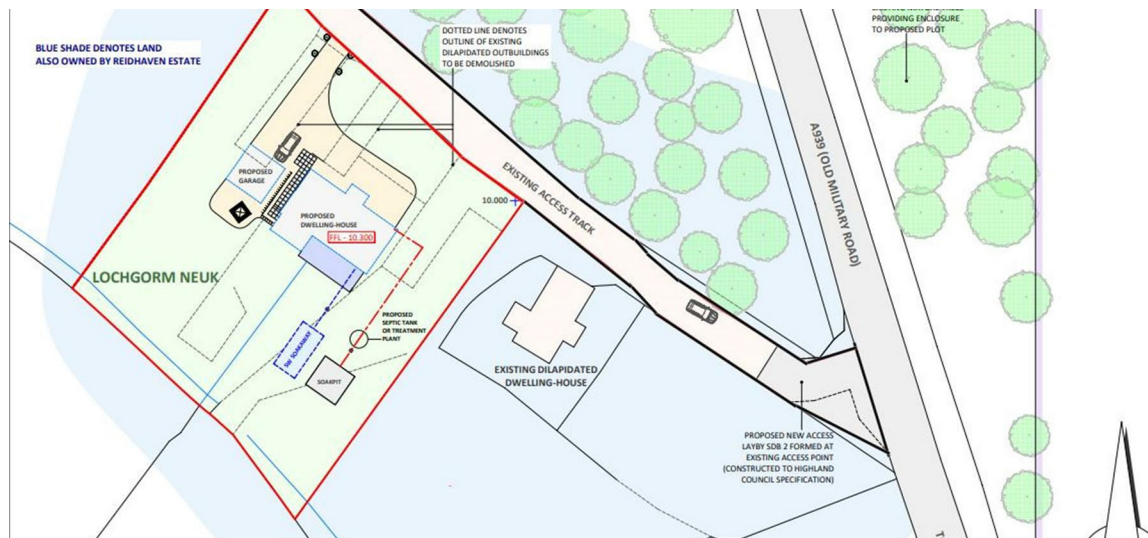
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While the above particulars are believed to be correct  
they are not guaranteed and all offerers must satisfy  
themselves on all matters



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