



masson
cairns ESTD 1988

Former Water Treatment Site, Dalriada Road, Aviemore, PH22 1PU

Price Guide £100,000

Contact us on 01479 874800 or visit www.massoncairns.com

solicitors and estate agents

Sited on the grounds of Aviemore's former water treatment plant, this sizeable, level plot of circa 0.5 acres boasts some views of the majestic Cairngorm Mountains as well as easy access to the center of Aviemore and all of its attractions. We understand the site was diligently decommissioned at the point of the previous sale and now lies poised for transformation. This derelict site holds immense potential, subject to the necessary consents and in 2015, the site heralded a vision of leisure and recreation, having successfully achieved a change of use planning consent to metamorphose into a dynamic space featuring a mini golf course and a congenial cafeteria kiosk by converting the existing pump house. An innovative approach was taken towards the existing tank, being infilled to serve a dual-purpose role: a tranquil boating pond during the balmy summer months, and a lively skating rink when winter's chill graces the area. Now, the embers of opportunity glow once more, as it is hoped that the new owner will carry forward a comparable, or even more vibrant vision for the site. Tucked away in a tranquil corner of Dalfaber Road, the plot promises both seclusion and connectivity. The village heart is just a stroll away, accessible via the underpass at Dell of Spey. Additionally, the train station and major roads are conveniently within reach, making this site an unparalleled blend of serenity and accessibility.

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Aviemore

Situated in the heart of Scotland's Cairngorms National Park, Aviemore is a vibrant town known for its breath-taking landscapes and a plethora of amenities suitable for both residents and visitors.

Natural Attractions:

Cairngorm Mountains: A majestic range offering hiking, skiing, and snowboarding opportunities.

Lochs: Serene bodies of water like Loch Morlich, perfect for sailing, canoeing, and taking in the scenery.

Nature Trails: Verdant pathways and trails ideal for walking, cycling, and wildlife spotting.

Amenities and Activities:

Recreational Facilities: From the renowned Macdonald Aviemore Resort with its swimming pools and cinema, to the top-notch golf courses and spa facilities.

Adventure Sports: Including treetop adventures, quad biking, and horseback riding.

Winter Sports: The area is a hub for skiing and snowboarding enthusiasts, with Cairngorm Mountain being a prime destination.

Shopping & Dining: Aviemore boasts a range of shops – from quaint local boutiques selling handmade crafts to more familiar high-street names. Gastronomes will delight in the variety of eateries, from cosy cafes offering traditional Scottish fare to dining restaurants.

Cultural and Community Amenities:

Strathspey Railway: A steam railway journey offering a trip back in time and panoramic views of the Highlands.

Local Events: The town hosts a series of events year-round, including music festivals, the Thunder in the Glens motorcycle gathering, and more.

Education and Health: Aviemore is home to a primary school with secondary education in Kingussie and has excellent healthcare facilities including a newly opened community hospital ensuring the well-being of its residents.

Transport Links

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

Airports: Inverness Airport (INV): Approximately 36 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: Aviemore Railway Station: Located within the town, with regular services to Inverness, Glasgow, and Edinburgh, as well as connections to the wider UK rail network.

Road Routes: A9: a major north-south route traversing Scotland, providing access to Inverness, Perth, Stirling, and Glasgow. A95: This scenic route connects Aviemore to the A96, linking Inverness to Aberdeen, offering an alternative route to eastern Scotland. With these options, Aviemore serves as a convenient base for exploring the UK's diverse destinations, whether traveling by air, rail, or road.

Overview

Located on the site of the former water treatment plant the site is largely level with a fantastic open outlook towards the Cairngorm Mountains. The site previously had planning permission granted in 2015 for a change of use of former waste water treatment works to mini golf course and cafeteria kiosk with the reuse of the existing tank (infilled) for leisure use as a boating pond in summer and ice skating rink in winter. The previous planning which is now lapsed can be viewed on the Highland Council E Planning website with reference number 14/03625/FUL



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It is hoped that the new owner will foresee a comparable vision of use for the site and transform this derelict site into a vibrant and multifaceted recreational space that will breathe new life into this forgotten plot.

If required, a copy of the title plan number INV13420 can be purchased from the registers of Scotland website for £3.60

Services

Potential purchasers would need to satisfy themselves on service provision but it is envisaged that water, drainage and electricity provision should not be prohibitive.

Home Report

There is no requirement for a home report

Entry

By mutual agreement.

Price

Guide Price £100,000

Viewings and Offers

Viewing is strictly by arrangement with and all offers to be submitted to:-
Masson Cairns
Strathspey House
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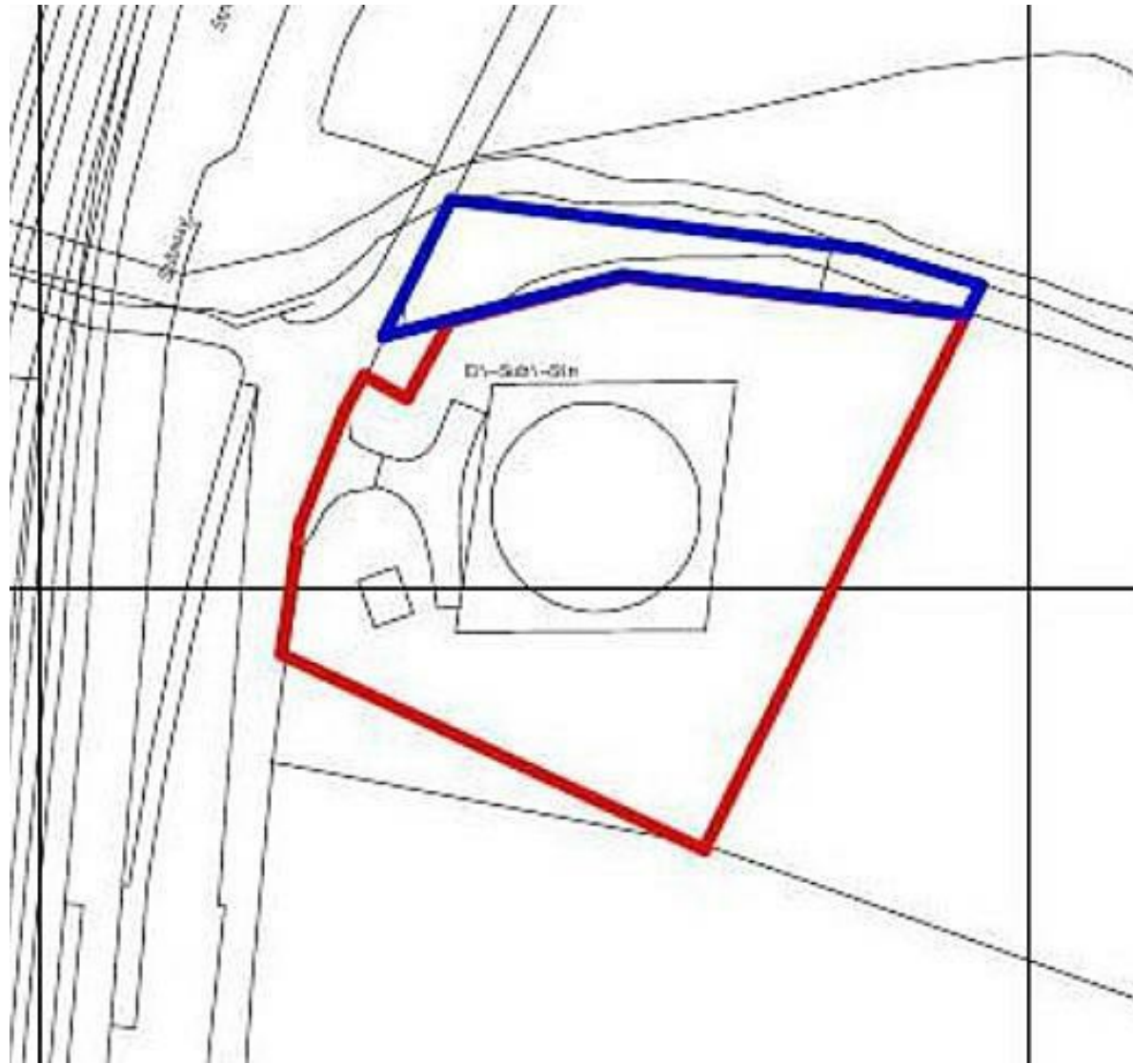
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Previously Proposed Plan



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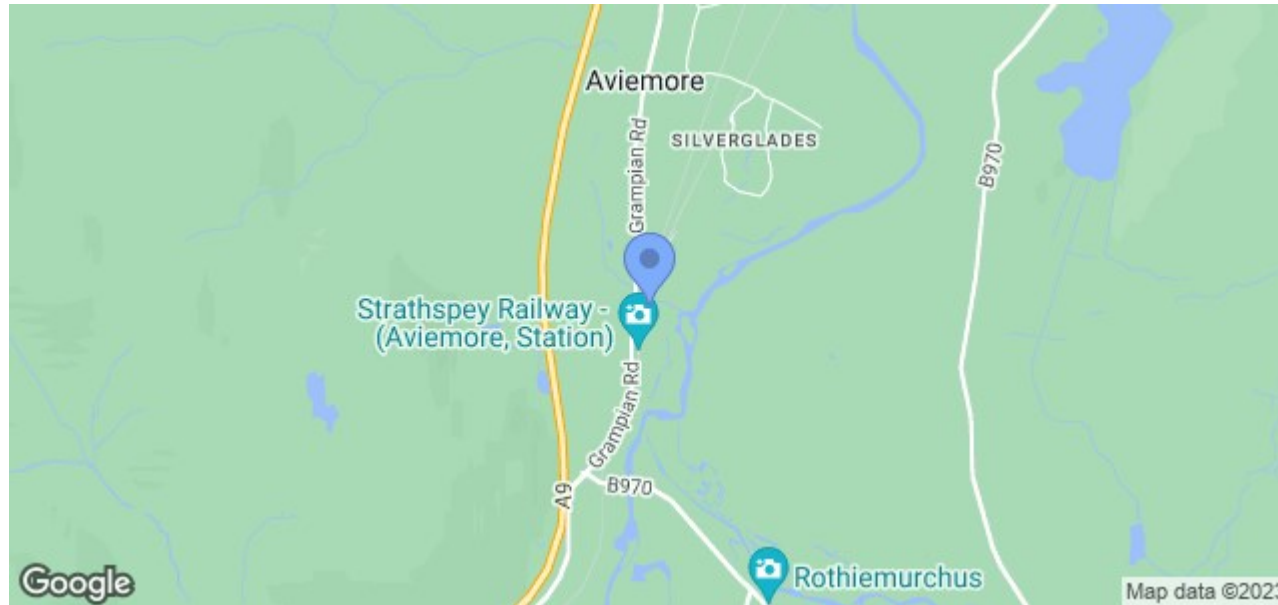
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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