McEwan Fraser Legal
Solicitors & Estate Agents

Plot at Rathan Creagan Mor

DALFABER, AVIEMORE, PH22 1LQ

RARE BUILDING PLOT IN DALFABER, AVIEMORE, CAIRNGORMS NATIONAL PARK DEVELOPMENT OPPORTUNITY

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A rare and exciting opportunity has arrived on the market in one of Aviemore's most desirable settings. This substantial building plot extends to approximately 0.5 acres and occupies a wonderful position bordering established woodland.

Dalfaber is one of the most sought-after addresses in Aviemore, known for its peaceful, leafy surroundings and its proximity to the Cairngorms National Park, the Dalfaber Sports and Country Club and the Spey Valley Championship Golf Course. Despite this tranquil, semi-rural setting, the plot is just a twenty-minute walk from the heart of Aviemore, where a full range of shops, restaurants, cafes and the railway station can be found, offering convenient links south to Inverness and beyond.

The Property

The land benefits from direct access from Craggan Mor Road, making it an easily accessible and practical site as well as a picturesque one. We understand that when the plot last changed hands it was marketed on the basis that it could accommodate up to four good-sized houses, subject to the necessary planning consent being obtained.

The plot does not currently hold planning permission and is not connected to services, and interested parties are advised to make their own enquiries of Highland Council in this regard. This represents an opportunity for buyers to secure a generous and beautifully positioned landholding within the Cairngorms National Park, with the potential to explore residential development in the future.

Land of this scale, in such a coveted setting and with this level of potential, represents a genuinely rare find in the current Aviemore property market. Building plots of this size rarely come to market in Dalfaber, making this an unmissable opportunity for those looking to design and build their own home in the heart of the Cairngorms.

The Property

LAND REGISTER OF SCOTLAND	Officer's ID / Date	TITLE NUMBER
	2719 22/1/2019	**INV29867**
N	ORDNANCE SURVEY NATIONAL GRID REFERENCE	140m
	NH8912 NH9012 NH8913 NH9013	Survey Scale 1/2500

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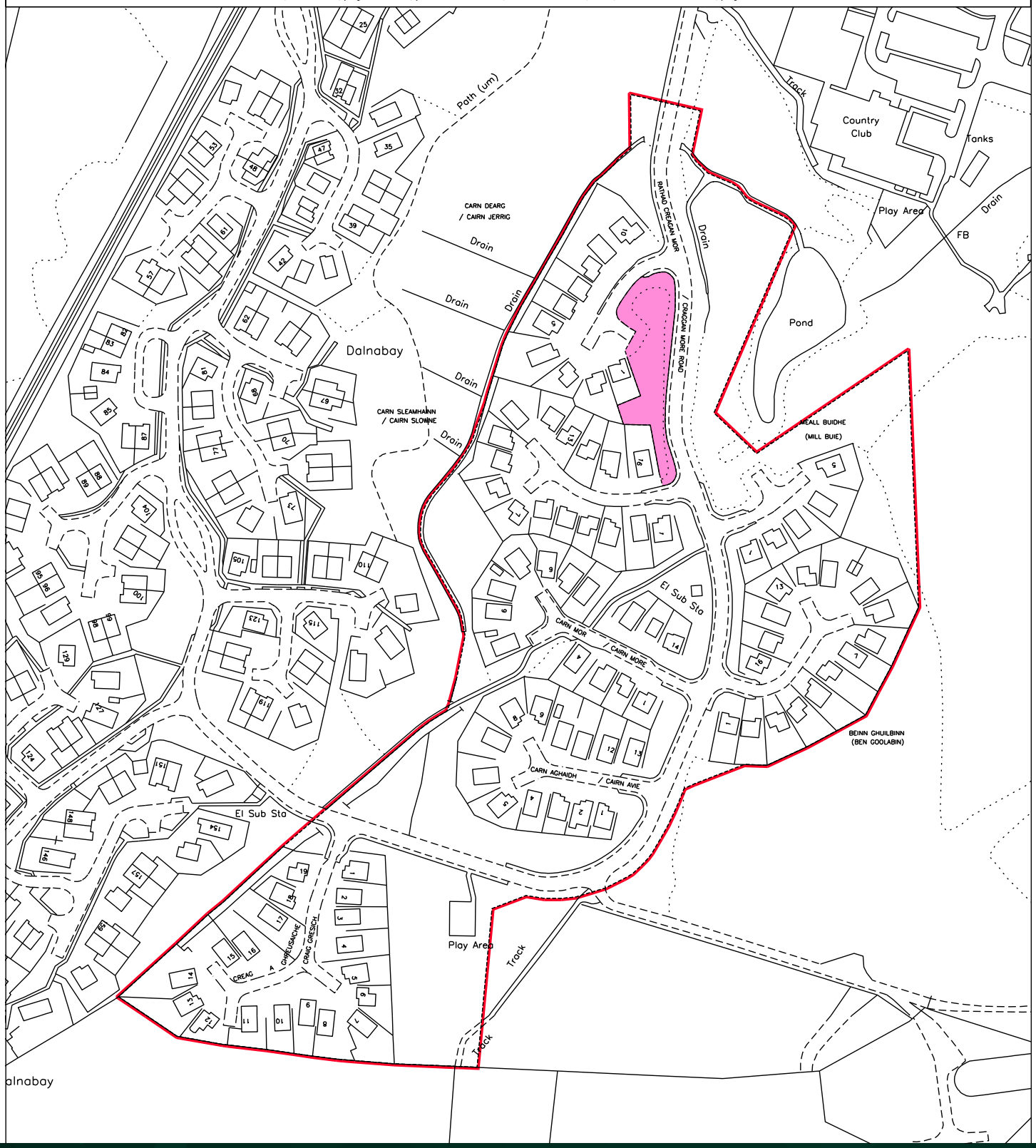
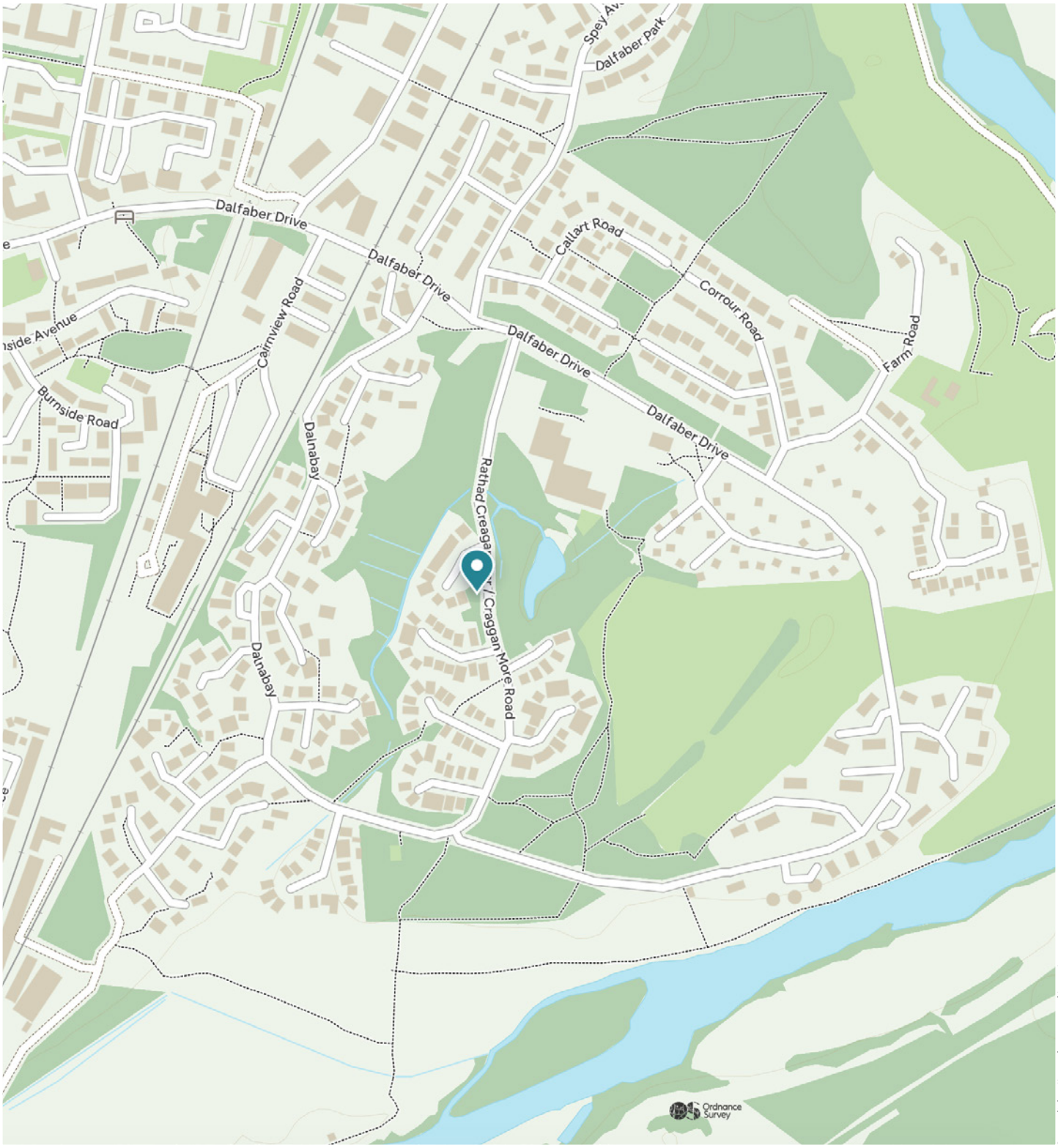


Title Plan

Dalfaber is one of Aviemore's most desirable addresses, prized for its peaceful, leafy surroundings within the Cairngorms National Park. The plot borders established woodland and enjoys open views over the River Spey towards the Cairngorm Mountains, yet sits just a twenty-minute walk from the heart of Aviemore, with its shops, restaurants, cafes and railway station offering links to Inverness and beyond. Nearby amenities include the Dalfaber Sports and Country Club and the Spey Valley Championship Golf Course.



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