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House Site, Golf Course Road, Grantown-On-Spey, PH26 3HY  
Offers Over £175,000

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

solicitors and estate agents

An exceptional opportunity to acquire a prime residential building plot extending to approximately 0.45 acres, occupying an enviable position on the sought-after Golf Course Road in Granttown-on-Spey. Enjoying a peaceful setting adjacent to Granttown-on-Spey Golf Club, the site benefits from outstanding views across the fairways and towards the surrounding countryside and Cromdale hills beyond, creating a truly spectacular backdrop for a new home. Despite its tranquil setting, the plot is conveniently located within easy reach of the town centre and its excellent range of amenities, including shops, cafés, restaurants, schools, medical facilities and leisure pursuits. The site benefits from full planning permission granted by The Highland Council (Ref: 23/02944/FUL dated 22 December 2023) for the erection of a striking contemporary detached dwelling designed to maximise its elevated position and outlook. The approved plans provide for a spacious and thoughtfully designed home extending over two levels, with generous glazing and outdoor living areas carefully positioned to take advantage of the golf course views. The planning consent was granted in December 2023 and remains subject to standard planning conditions relating to commencement of development, landscaping, tree protection and access arrangements. Rarely do opportunities arise to secure a fully consented building plot in such a desirable Highland location. Combining privacy, stunning views, direct proximity to the golf course, easy access to local amenities and an approved contemporary architectural design, this is an outstanding opportunity to create a bespoke home in one of the Cairngorms National Park's most attractive and established residential settings. No Home Report required.

## Offers Over £175,000



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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 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 home report required

### Summary of proposed accommodation

Ground Floor – 88.5 sq m

Car port with EV charging point

Bedroom 3

Store areas

WC / shower room

Back corridor with back door

Utility room

Laundry chute / store

GF lobby

Plant room

Under-stair store

Bedroom 2 / day room

First Floor – 84.0 sq m

Entrance

WC

Landing

Sitting room

Kitchen

Dining area

Pantry

Coat store

Laundry chute

Master Bedroom 1

En-suite

Balcony

Bridge / front door access

Total Net Internal Floor Area: 172.5 sq m

### Services

The proposed dwelling is intended to benefit from mains water, drainage and electricity to be installed in



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accordance with the approved development and any necessary statutory consents. An EV charging point is incorporated within the approved plans. Prospective purchasers should make their own enquiries regarding service connections and associated costs.

### Planning

Full planning permission has been granted by The Highland Council under reference 23/02944/FUL ( dated 22 December 2023 ) for the erection of a detached dwellinghouse. Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference number - <https://wam.highland.gov.uk/wam/>

The approved accommodation comprises an impressive open-plan living, dining and kitchen area with direct access to a substantial balcony overlooking the golf course, together with a principal bedroom featuring en-suite facilities, cloakroom and entrance hall at upper level. The lower level provides two further double bedrooms, a shower room, utility room, plant room and additional storage, creating a flexible layout suited to modern family living. A covered car port with EV charging provision forms part of the approved design.

### Entry

By mutual agreement.

### Price

Offers over £175,000 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

PH26 3EQ

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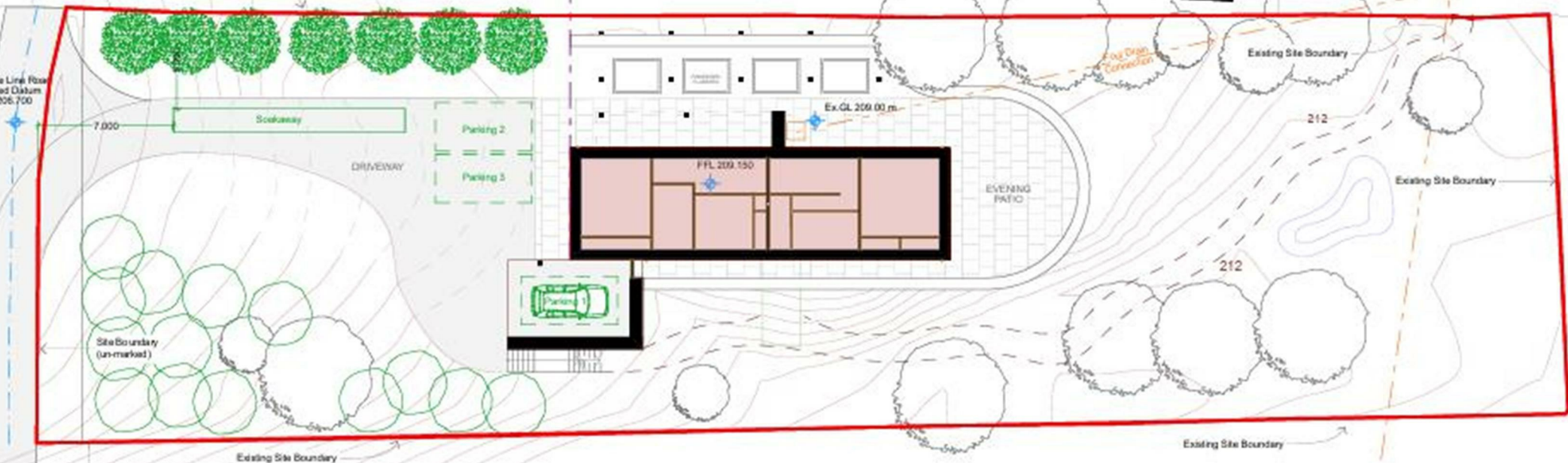
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ESS  
access to site from public  
in accordance with Council  
ance, drawing No. SDB1,  
& Section of Service Bay to  
ral Development with a  
le House".



**SUDS**  
Surface water drainage provision within the application site to accord with the principles of Sustainable Urban Drainage Systems (SUDS) and is designed to the standards outlined in Sewers for Scotland Fourth Edition



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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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