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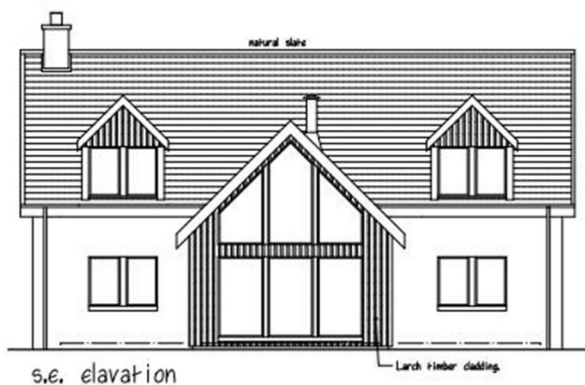
solicitors and estate agents

Plot, Grant Road, Granttown on Spey, PH26 3LD  
Offers Over £179,000

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

A desirable plot extending to circa 0.2 acres and benefiting from an attractive location within the beautiful Highland town of Grantown On Spey. There is full planning (ref: 21/00373/FUL) granted on 14th April 2021 and a building warrant (ref: 21/01682/DOM2) for the erection of a detached one and a half storey, three bedroom detached property with mains water, drainage and electricity available for connection in close proximity. This generous plot is one of the last remaining new build opportunities in the town and presents a ready to go, unique and rarely available development site within the Cairngorms National Park.

## Offers Over £179,000



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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, 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

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

This plot is exempt from the need to have a home report.

## Planning

Full Planning Permission (ref: 21/00373/FUL) has been obtained from the Highland Council for the erection of a one and a half storey house. The decision notice of approval was issued on the 14th April 2021. Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 21/00373/FUL

<https://wam.highland.gov.uk/wam/> . A building warrant (ref: 21/01682/DOM2) was issued on 8th September 2021.

## Description

Detailed planning permission was agreed with the local Highland Council Planning Authority for the construction of a one and a half storey, three bedroom detached property located on Grant Road within the town of Grantown on Spey. The site is circa 0.2 acres (780 sq m approx) and measuring approx 30 x 26 m



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### Accommodation

The proposed house has planning consent for the following accommodation:

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Ground Floor: 86.7 m2  
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Entrance Vestibule | Kitchen / Dining Room | Utility | Lounge | Bedroom 1 | En-Suite Shower Room | Hallway

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First Floor: 52.11 m2  
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Bedrooms 2 & 3 | Landing | Bathroom

### Services

It is understood mains services are available adjacent to the site. Purchasers should satisfy themselves on service provision and connection cost.

### Entry

By mutual agreement.

### Price

Offers over £179,000 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

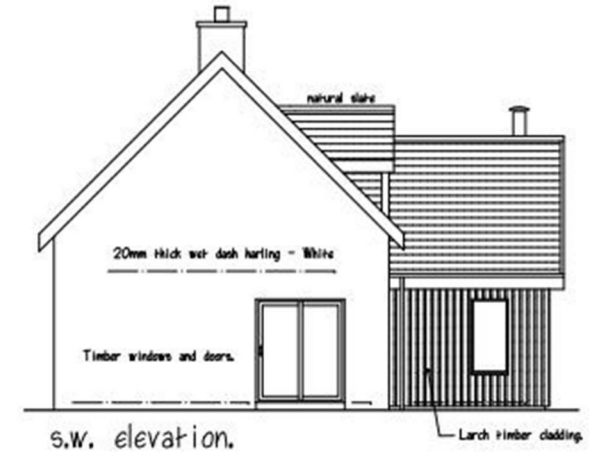
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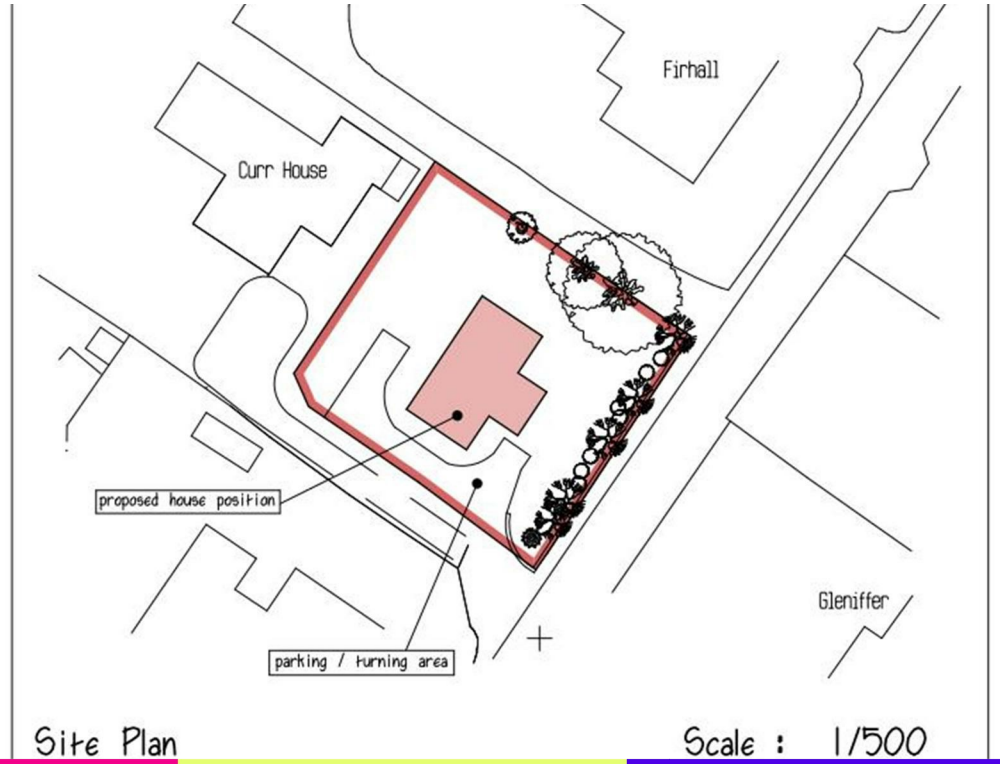
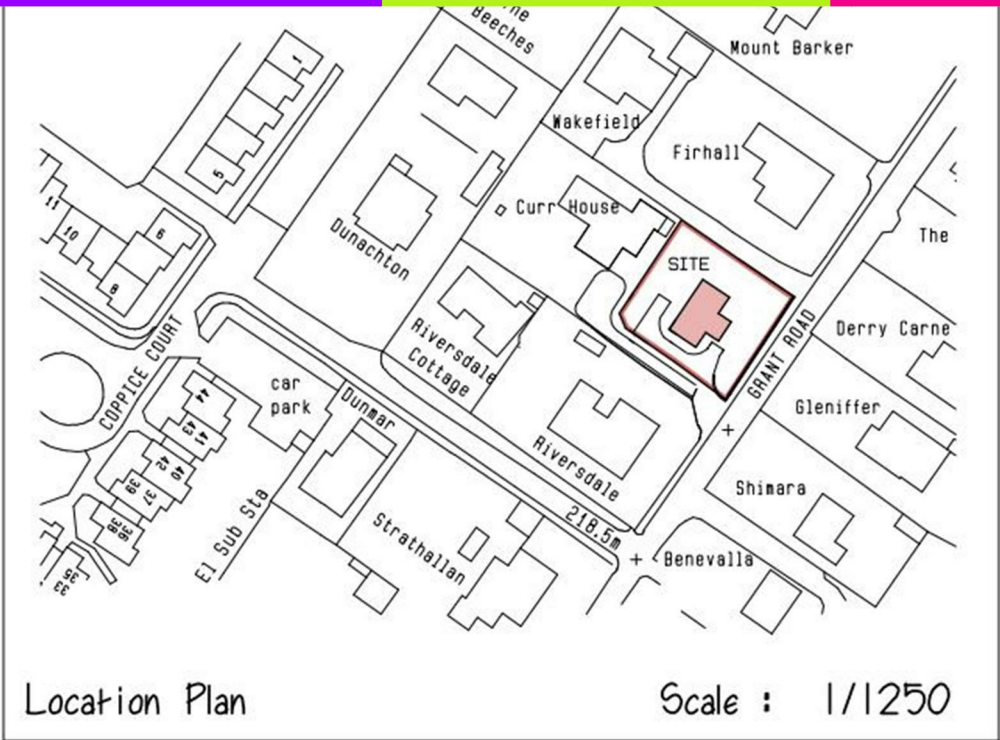
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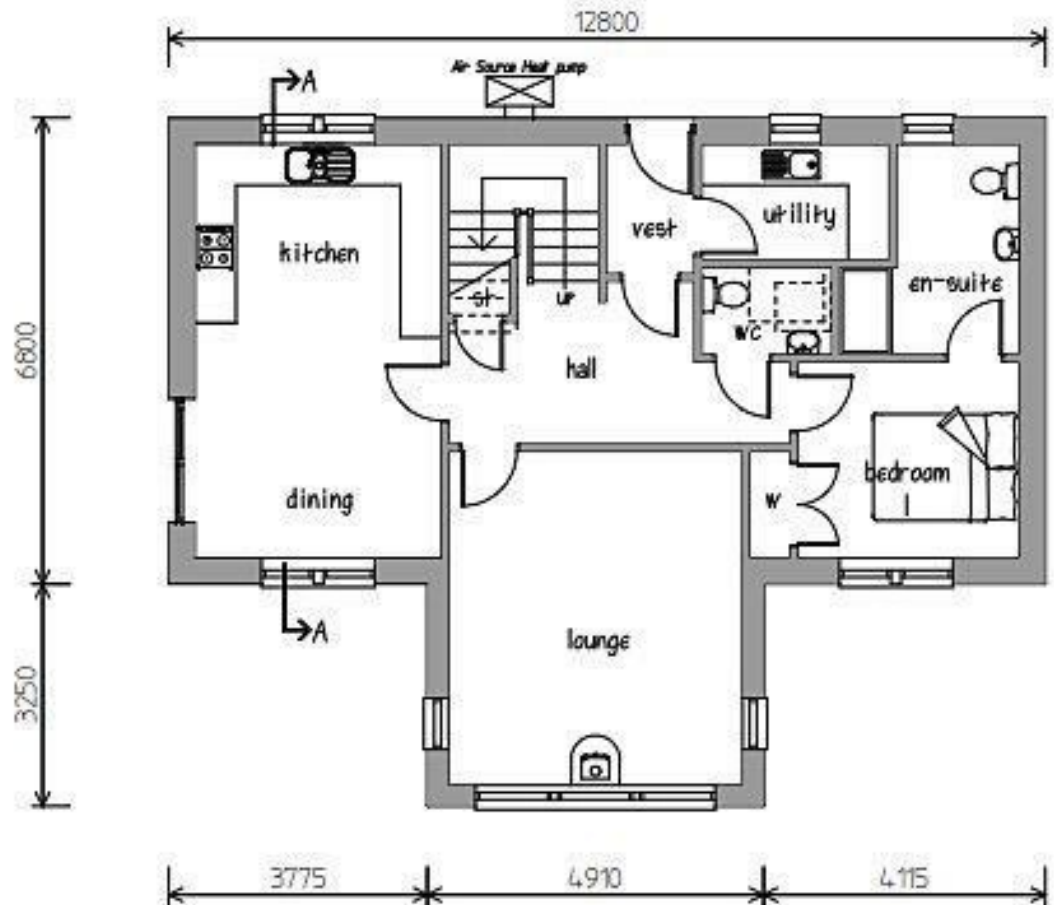
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ground floor plan

(internal area = 86.697m<sup>2</sup>)



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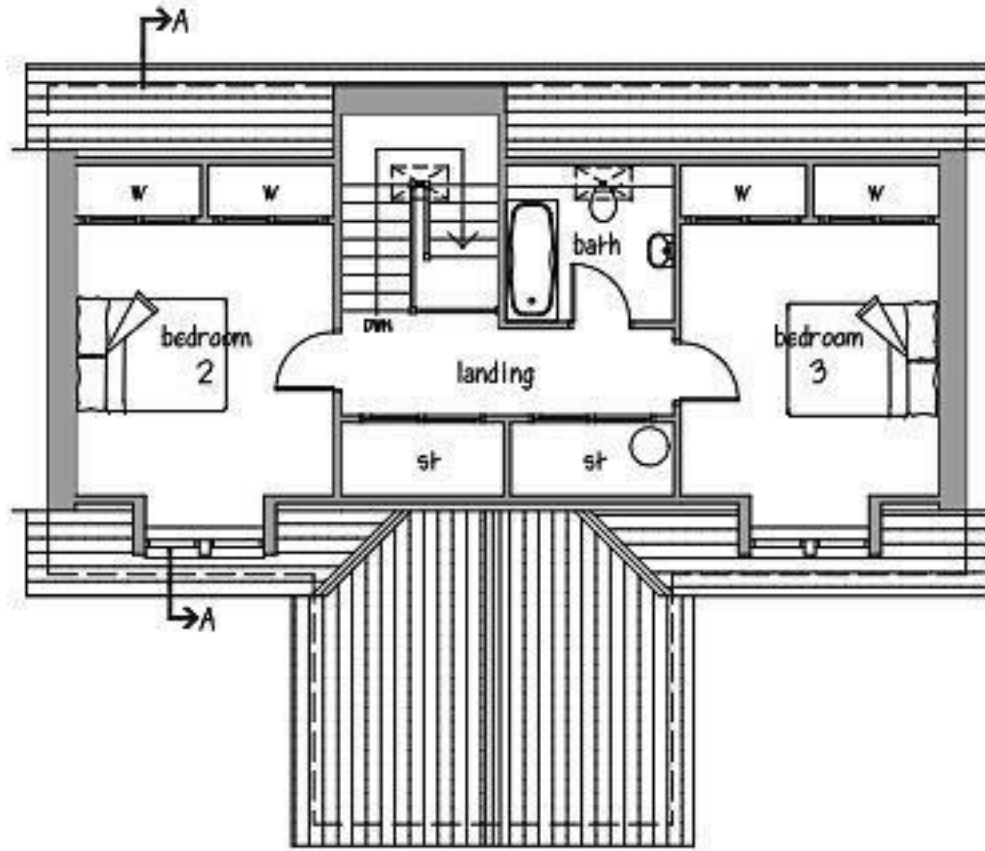
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first floor plan

(internal area = 52.110m<sup>2</sup>)



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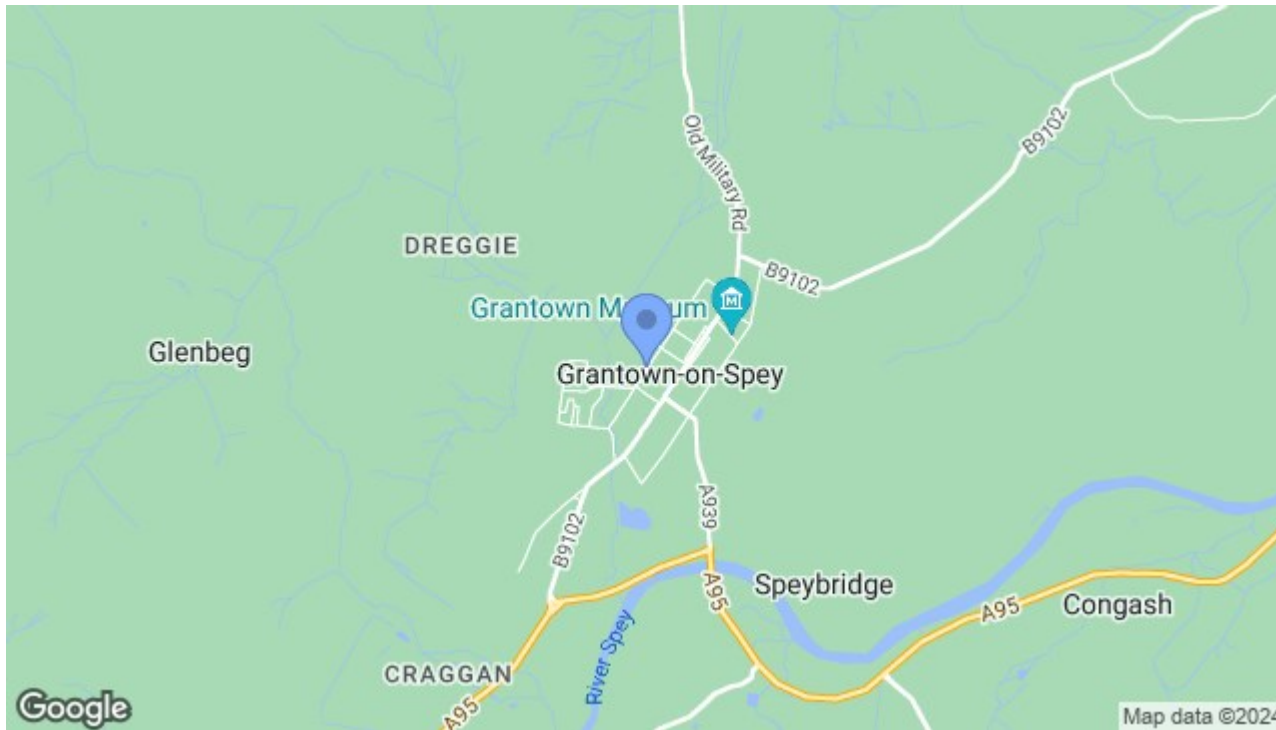
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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