



masson
cairns ESTD 1988

House Site, Plot 2, 57 Main Street, Tomintoul, AB37 9HA

Fixed Asking Price £40,000

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

solicitors and estate agents

The chance to own a house site in a coveted Highland location, nestled along the Snow Roads and North East 250 in the stunning Cairngorms National Park. This plot is ideal for nature enthusiasts, with easy access to a range of outdoor activities. It comes with permission for a three / four-bedroom home of about 175sqm, designed as a one and three-quarter storey house with a traditional pitched roof and rectangular footprint, promising a well-insulated, efficiently proportioned living space. The property includes provision for a detached double garage and a large garden, perfect for outdoor living enthusiasts. Spanning roughly 503sqm or 0.124 acres, the site offers ample space for both indoor comfort and outdoor enjoyment, presenting a unique opportunity to build an energy-efficient home in this sought-after village within the Cairngorms National Park.

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Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

<https://www.massoncairns.com>

Tomintoul

Tomintoul is the Eastern Gateway to the Cairngorms National Park and has the reputation of being the highest village in the Highlands at 1165 ft (350m) centred round a picturesque square and situated near the Lecht Ski Resort Centre on the scenic route between Grantown on Spey and Royal Deeside. It is the largest village in the Glenlivet area supporting B&B's, a post office and general stores, art studios, craft, gift and malt whisky shops.

Tomintoul also has its own distillery, "the Tomintoul", which made the Guinness Book of Records for producing "The Largest Bottle of Scotch Whisky in The World" - at 105.3 litres. There are also three more stills, "The Tamnavulin", "The Braeval" and "The Glenlivet" within a few miles.

The area is surrounded by the mountain ranges of the Cromdales, the Ladder Hills and the Cairngorms, facilitating spectacular views, walks and other outdoor pursuits, including wildlife appreciation, salmon and trout fishing on the nearby River Avon, mountain biking on many trails and nearby bike Glenlivet and hill walking a plenty.

The nearby Lecht Ski Centre 2090 provides winter sports and in the summer has quad biking and go-carts.

Transport Links

Located in the heart of the Highlands, Tomintoul offers a number of convenient travel options for local, regional, and international travel.

Road: Tomintoul is well-connected via road with the A939, a major scenic route running through Speyside, providing easy access to both Aberdeen to the east and Inverness to the north.

Air: The nearest airports are Inverness Airport (approximately 43 miles away) and Aberdeen International Airport (approximately 56 miles away), offering both domestic and international flights.

Rail: The nearest railway station is Aviemore (around 27 miles away), which is on the main line from Inverness to London, providing connections to major cities across the UK.

Public Transport: There are regular bus services that run through Glenlivet connecting it to neighbouring towns and villages.

For schooling, Tomintoul falls within the Moray Council area, which provides a comprehensive education system. Primary education is available at Tomintoul Primary School, a small but well-regarded school located right in Tomintoul. For secondary

education, pupils typically attend Speyside High School in Aberlour, which is approximately 21 miles away and offers a broad curriculum.

For further education, the University of the Highlands and Islands offers a range of courses and has several campuses throughout the Highlands, with the nearest being in Elgin and Inverness. Other universities in Aberdeen and Dundee are available.

Proposed House

Planning in principle was agreed with the Moray Council Authority for the construction of a detached three bedroom property (master en-suite shower) with additional study / bedroom. There is an open plan lounge with dining area and patio doors, kitchen, wc and bathroom. The plot extends to circa 503sqm and there is provision for a garage.

Services

The house will be connected to the public foul sewer and water supply and have a separate surface water soakaway within the site. Purchasers should satisfy themselves on service provision and connection cost.

Planning

Planning permission has been obtained from the Moray Council to erect two detached dwelling houses at 57 Main Street, Tomintoul, Ballindalloch, Moray. Permission for development was granted on the 26th



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June 2023 and the development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which the permission is granted.

Further details on planning can be obtained by visiting the Moray council E-Planning website or by cutting and pasting the following link into your web browser address bar (not search engine i.e. Google etc.) and typing in the reference 23/00179/APP

<https://publicaccess.moray.gov.uk/eplanning/applicationDetails.do?activeTab=documents&keyVal=RPHST3BGLKM00>

Home Report

A Home report is not required for this sale.

Entry

By arrangement

Price

Fixed Price of £40,000

Plot 2- Site Area 503 sqm

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

Tel: (01479) 874800

Fax: (01479) 874806

Email: property@lawscot.com

www.massoncairns.com



FRONT ELEVATION 1:50



REAR ELEVATION 1:50



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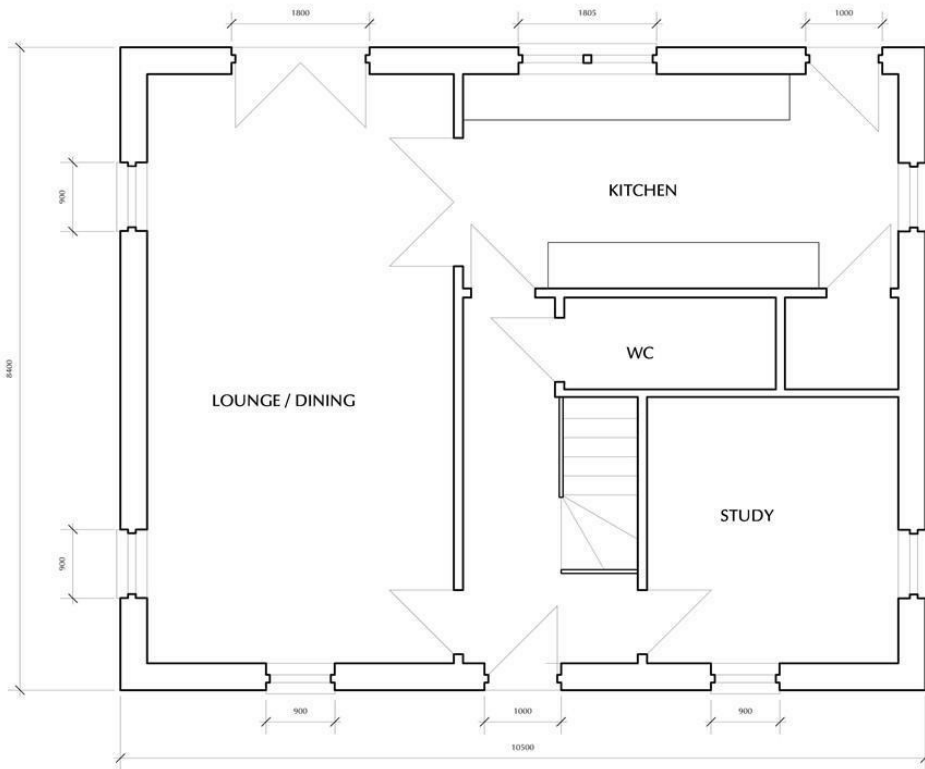
Strathspey House, 36 High Street, Grantown On Spey, PH26 3EQ

Tel: 01479 874800

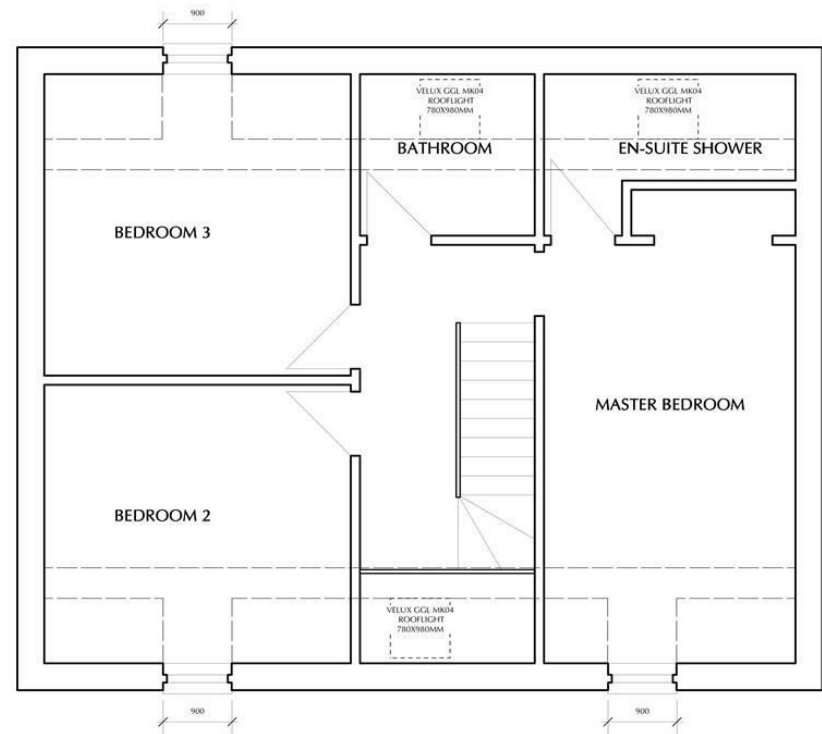
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GROUND FLOOR PLAN 1:50



FIRST FLOOR PLAN 1:50



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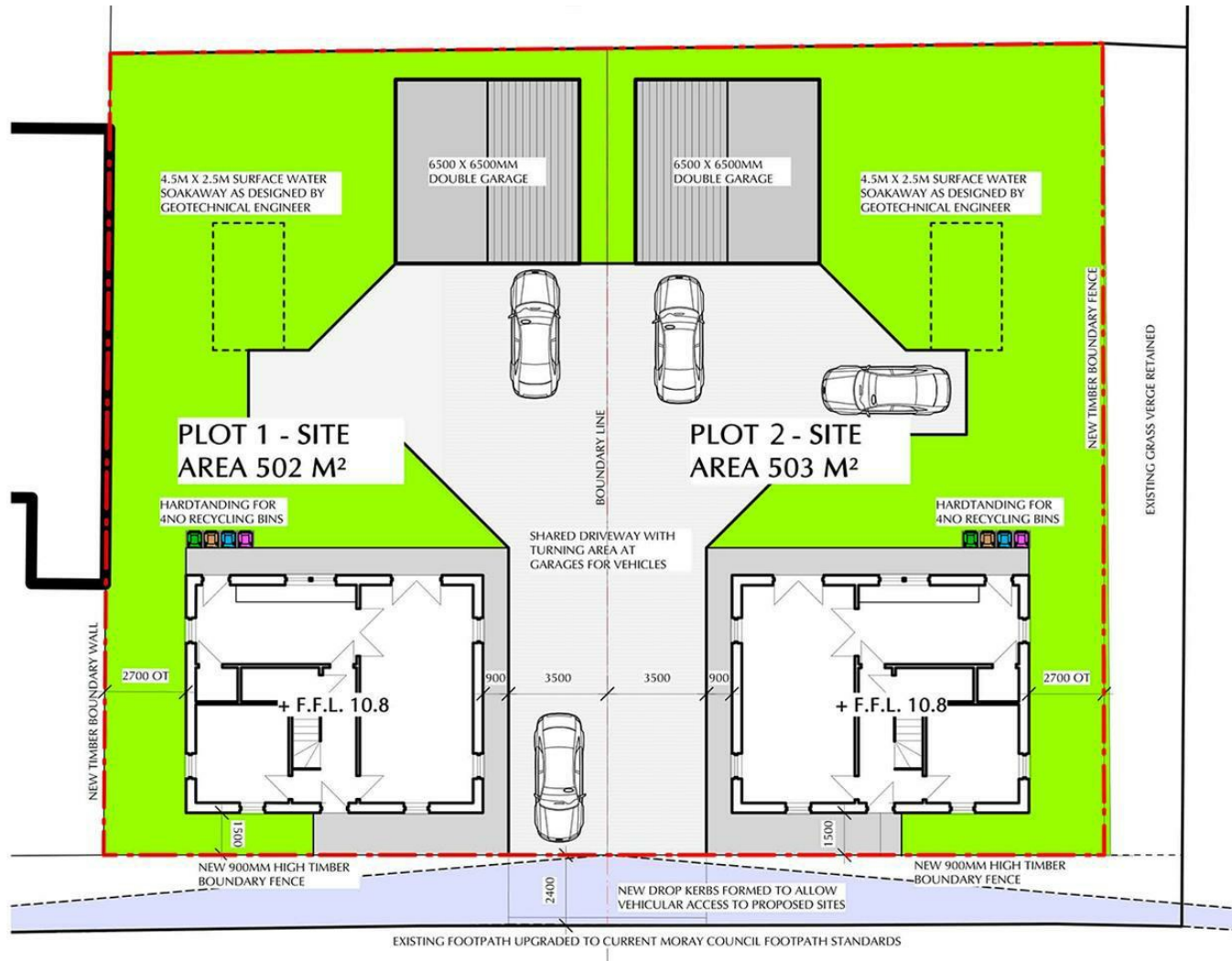
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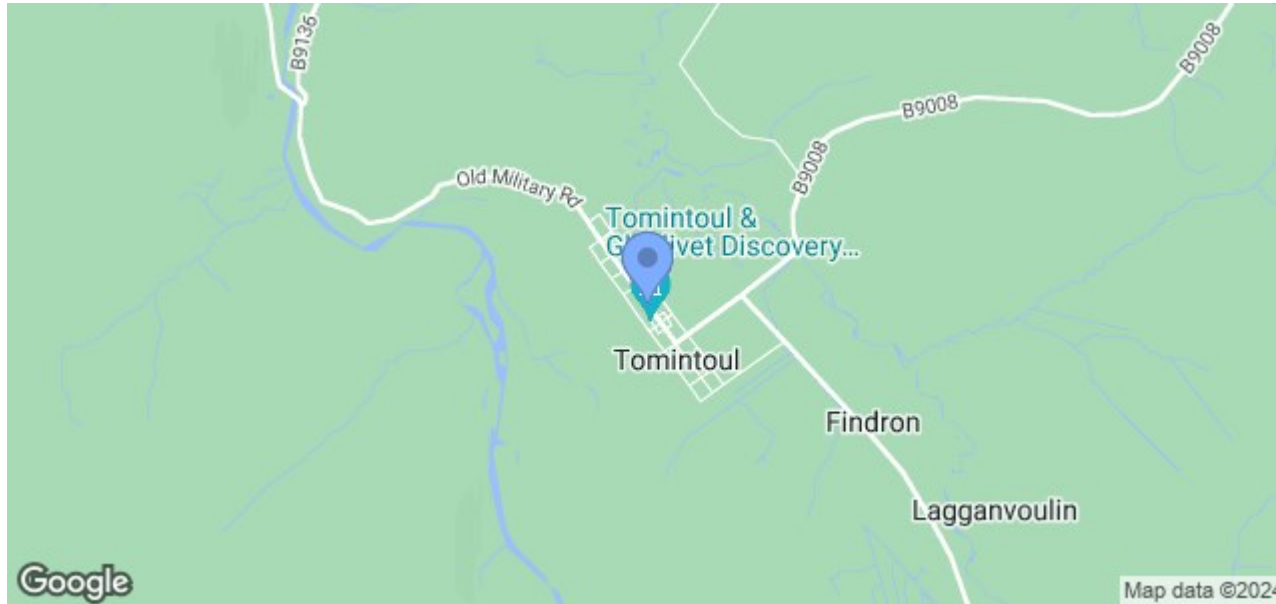
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While the above particulars are believed to be correct they are not guaranteed and all offerers must satisfy themselves on all matters



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