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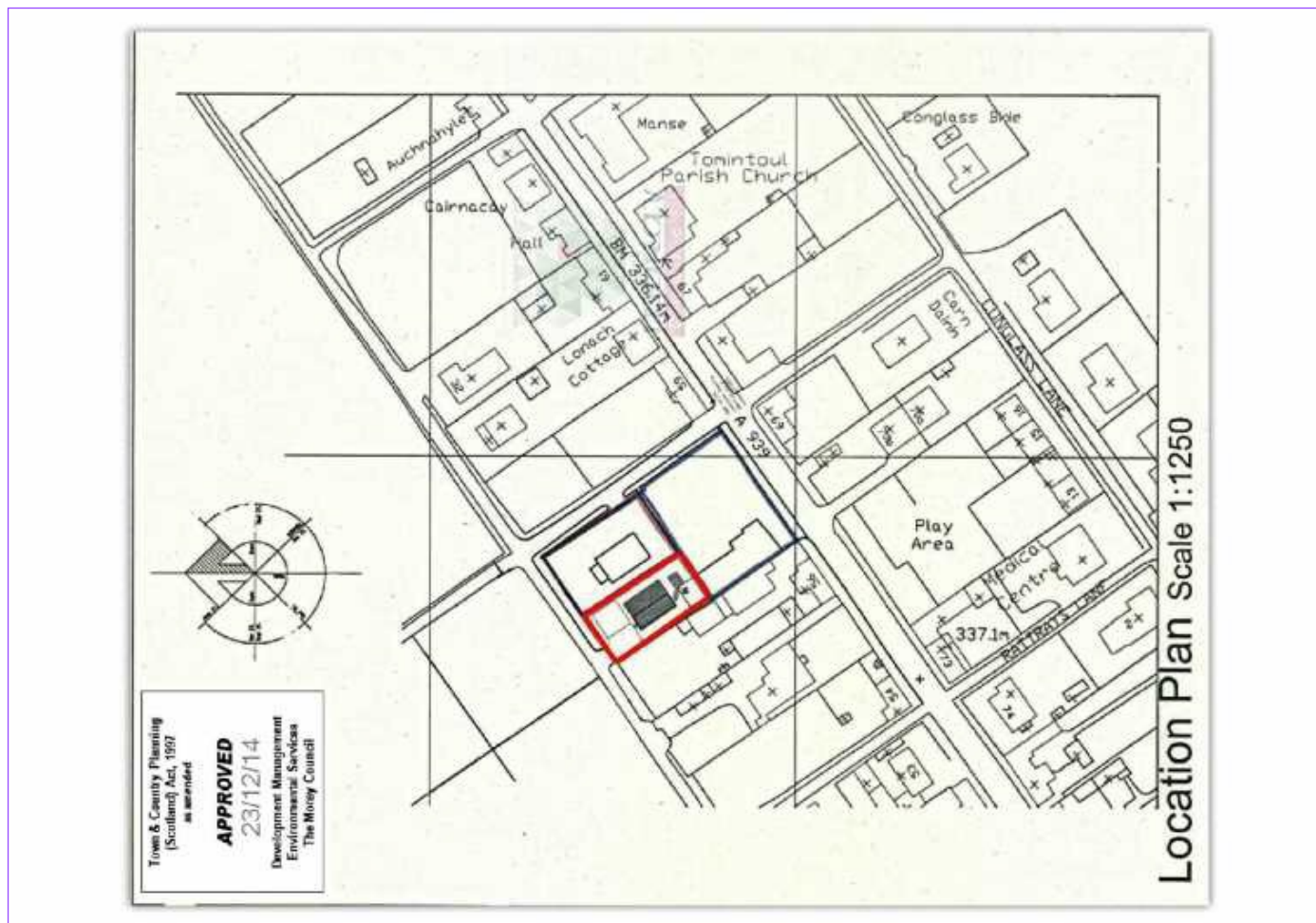
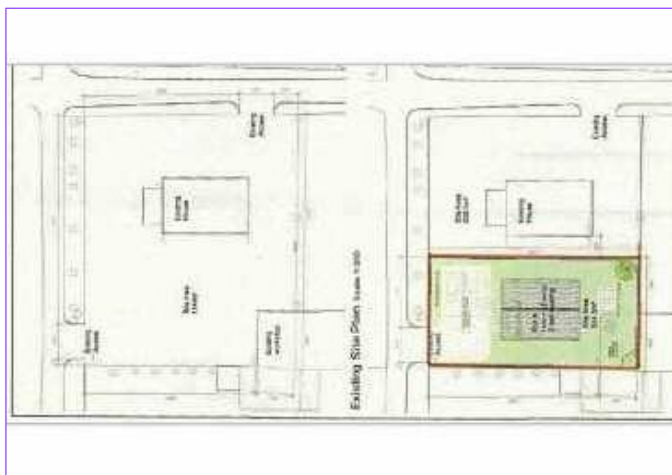
solicitors and estate agents

House Site, Cults Drive, Tomintoul, AB37 9EX
Offers in the region of £50,000

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

A fantastic opportunity to acquire an easily developed and attractive house site in an ideal location on the Southern side of the village of Tomintoul with fantastic views of the surrounding countryside. Situated within the Cairngorms National Park this pleasant house site has planning permission in principle for private 1½ storey dwelling house. Mains water, electricity and drainage connections are available adjacent to the site. In relation to policies 18 Developer Contributions and 19 Contributions to Affordable Housing, the Developer Obligations Unit has confirmed that the application attracts a contribution, this has been paid by the current owners. Viewing is highly recommended.

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

Tel: 01479 874800

Fax: 01479 874806

property@lawscot.com

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Tomintoul

Tomintoul 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 and is the North Eastern gateway to the Cairngorms National Park. . 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 and hill walking. The nearby Lecht Ski Centre 2090 provides winter sports and in the summer has quad biking and go-carts.

Grantown on Spey 14 miles, Inverness 47 miles,
Inverness Airport 50 miles, Aberdeen 62 miles, Aberdeen Airport 60 miles.

Services

It is understood that water supply and foul drainage would connect to the public water supply and drainage network, electricity would be by mains connection. Services are believed to be available for connection adjacent to the site.

Planning

Planning permission in principle has been obtained from the Moray Council for the development of a detached property to be no more than 1½ storey in height. Reference 14/01975/PPP. The decision notice of approval was issued on the 23th December 2014 and is valid for a period of three years

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 14/01975/PPP - <http://public.moray.gov.uk/eplanning/>

Home Report

A Home report is not required for this sale.

Entry

By arrangement

Price

Offers in the region of £50,000 are invited

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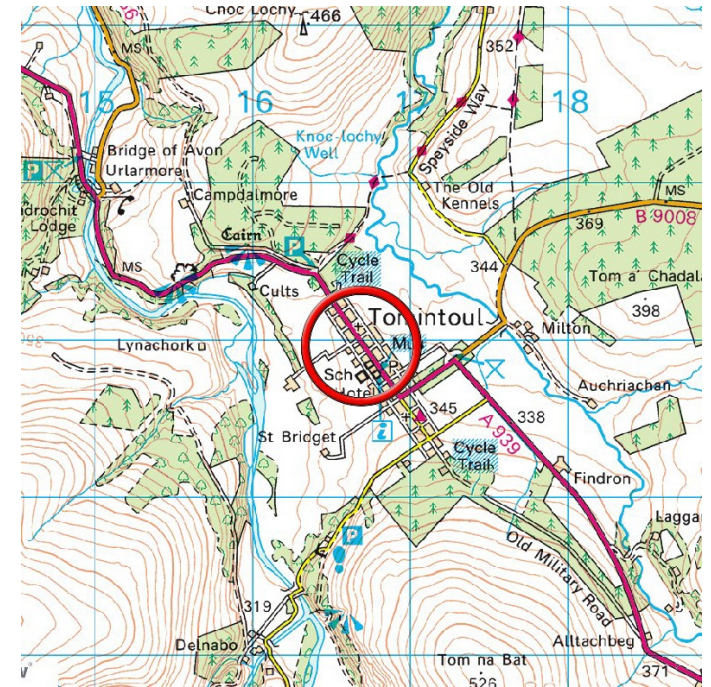
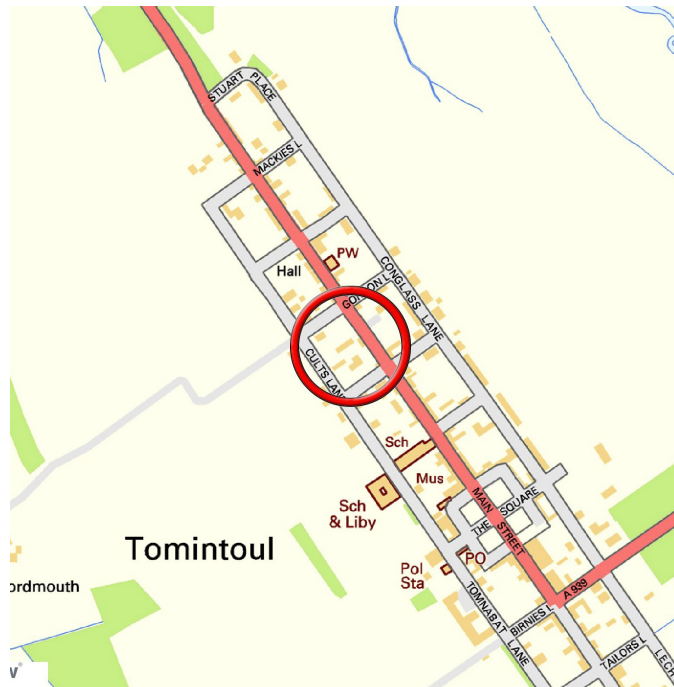
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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