

View



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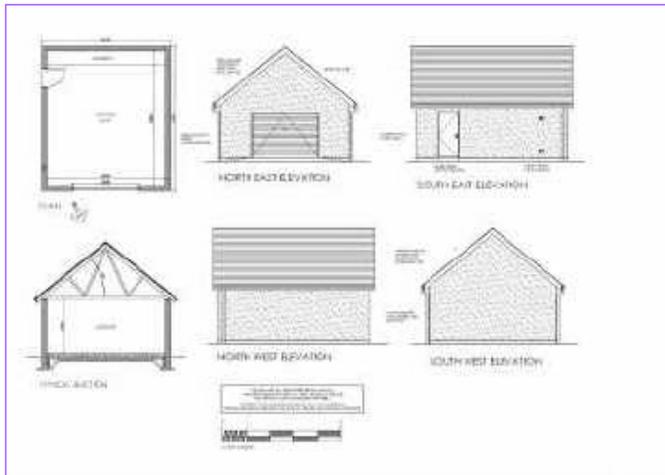
House Site, Broomhill, Nethy Bridge, PH25 3DP
Offers over £125,000

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

solicitors and estate agents

A fantastic opportunity to acquire an easily developed and attractive house site set in beautiful surroundings with fantastic panoramic views over the Spey Valley. Situated within the Cairngorms National Park this superb house site has full planning permission for a Bespoke architects 2 storey individually designed dwelling house with separate garage. The proposed property has been tastefully designed with large amounts of glazing and high ceilings to take full advantage of the wonderful views and light Mains water, electricity and drainage connections are available adjacent to the site. Viewing is highly recommended.

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

Tel: 01479 874800

Fax: 01479 874806

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Location

The house site is placed for those who wish to enjoy the beauty and amenities of the great outdoors and have the Cairngorms National Park on the doorstep. Located in Broomhill outside Nethy Bridge in the heart of the Scottish Highlands and within wider Strathspey which enjoys vibrant and friendly communities. The area is peaceful and tranquil and is surrounded by spectacular mountain and moorland scenery, making it the ideal base for exploring the Highlands. Famed for its outstanding beauty the area offers an extensive range of outdoor pursuits including skiing at one of Scotlands leading ski resorts, Aviemore, hillwalking, mountain biking, golfing, fishing and stalking.

Other attractions include Landmark Forest Park, Strathspey Steam Railway and the Malt Whisky Trail. Primary schooling is available in the village of Nethy Bridge or Grantown on Spey with secondary schooling available in Grantown on Spey. There is a wider variety of shops and services in Aviemore and Grantown on Spey. The A9 is easily accessible with Inverness 30 miles northbound which provides excellent shopping facilities, cathedral, theatre, leisure centre and castle. There is a railway

station in Aviemore with links to North and South and Inverness Airport has regular daily flights to London, Manchester, Birmingham and other UK destinations.

Description

Detailed planning permission has been agreed with the local Highland Council Planning Authority for the construction of a two storey, four bedroom detached property with separate garage located at Broomhill, two miles from Nethy Bridge.

Accommodation

The proposed house has planning consent for the following accommodation:

Ground Floor: 96.16 m2

Entrance Vestibule | Master En-Suite Bedroom | Three Further Double Bedrooms - One En-Suite | Family Bathroom | Utility Room

First Floor: 102.96 m2

Open Plan Lounge with Wood Burning Stove / Kitchen with Large Family Breakfast Bar / Spacious Dining Area

Services

It is understood mains services are available adjacent to the site. Purchasers should

satisfy themselves on service provision and connection cost.

Planning

Planning ref:18/04400/FUL has been obtained from the Highland Council for the erection of a new dwelling house and detached garage.

Further details on planning can be obtained by visiting the Highland council E-Planning website and typing in the reference 18/04400/FUL
<http://wam.highland.gov.uk/wam/>

Home Report

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

Entry

By Arrangement

Price

Offers over £125,000 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
Tel: (01479) 874800
Fax: (01479) 874806



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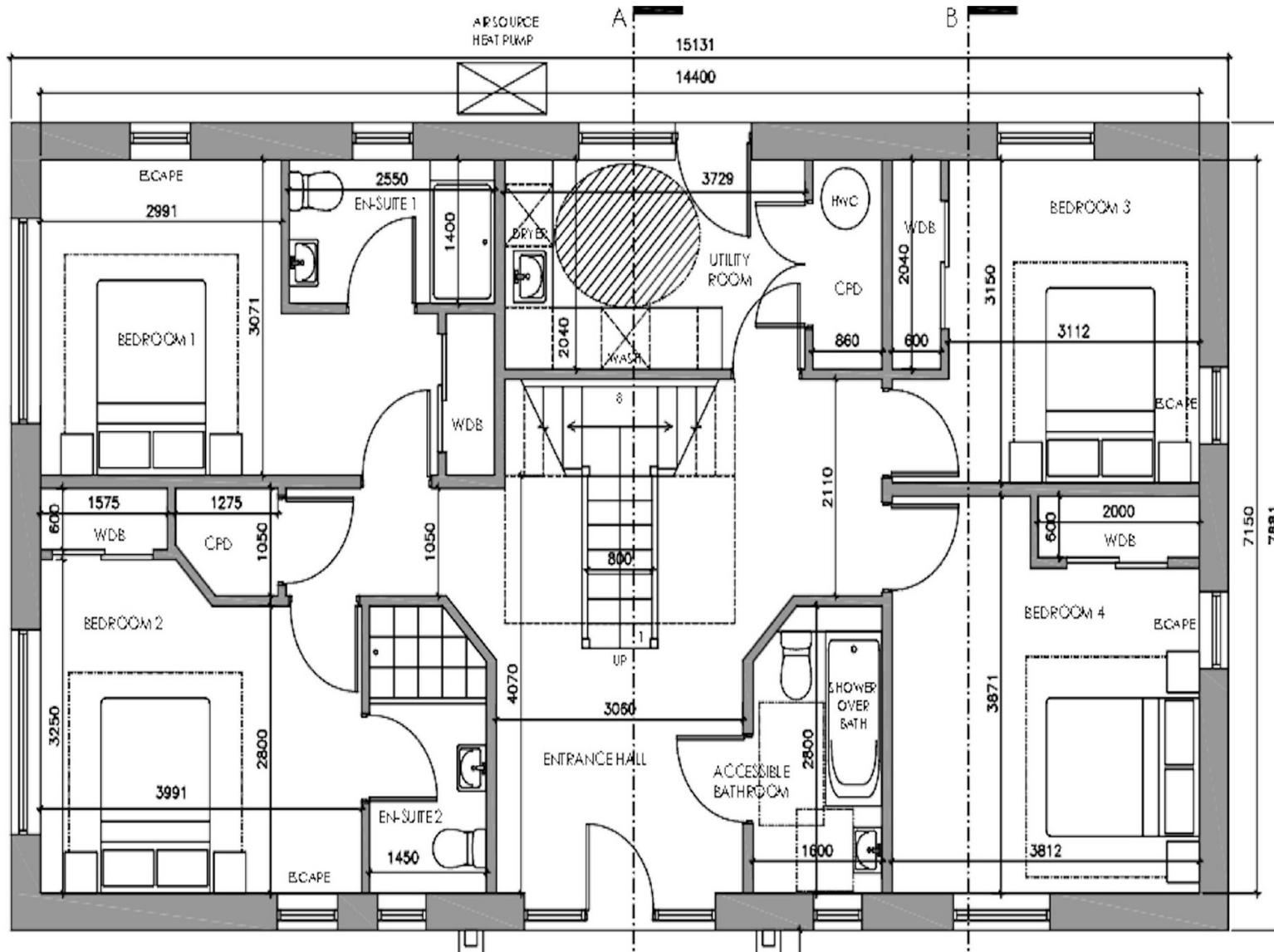
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Plans not to scale, for illustration only



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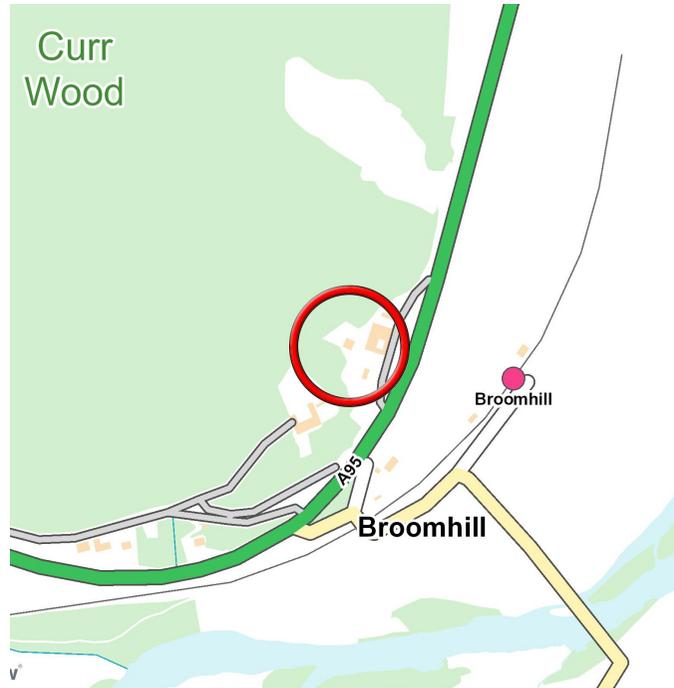
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boundary



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



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