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House Site, Mill Of Garlyne, Nethy Bridge, PH25 3ED
Offers over £180,000

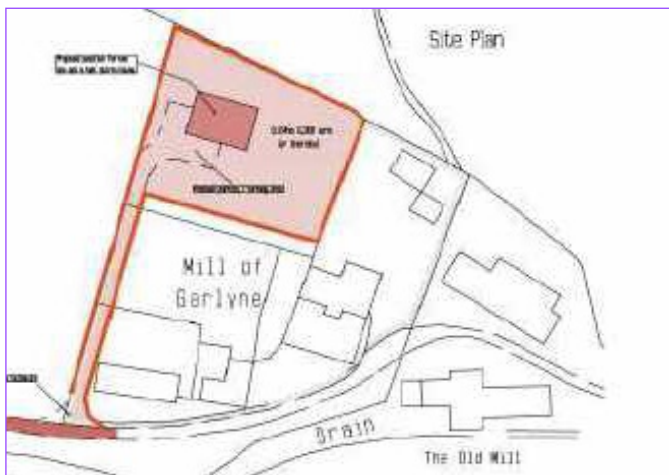
Contact us on 01479 874800 or visit www.massoncairns.com

With a gorgeous location, this is a well proportioned and ideally located plot of approximately 0.3 acres with equally outstanding views and planning permission in principle for a distinguished detached home. With a short drive to, Nethy Bridge Aviemore, Boat of Garten and the many benefits of the wider National Park, the building must be no more than 1 ½ storeys in height with slate or slate substitute roof and of a traditional design with gable ends. The site plan is shown in the pictures and further details on planning can be obtained by visiting the Highland council E-Planning website, search highland council e planning or copy and paste this link,

<https://wam.highland.gov.uk/wam/search.do?action=simple&searchType=Application> and using reference 19/04891/PIP

Location - what3words - ///selects.jumbo.drove

Offers over £180,000



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Nethy Bridge

Nethy Bridge is a charming village situated in the Cairngorm National Park, 5 miles from Grantown on Spey and 8 miles from Aviemore and is ideally placed to take advantage of the many sporting and recreational facilities which the Cairngorms National Park has to offer. With the dramatic backdrop of the often snowcapped Cairngorms and hundreds of acres of Abernethy Forest (RSPB owned) where Ospreys nest, Nethy Bridge spans the lower reaches of the River Nethy, a mile before it reaches the River Spey one of Scotland's foremost salmon rivers.

There is a 9 hole golf course at Nethy Bridge and excellent 18 hole golf courses in the surrounding villages. Salmon fishing is available at moderate cost on the River Spey. The village has a well respected Primary School with education to University entrance standard provided by the Grammar school at Grantown and there is a post office, grocery shop, two hotels, butchers, farm shop, tea room and community hall. Within easy reach are the Cairngorm Mountains with their winter sports facilities and the beaches of the Moray Firth are also close by. Aviemore in

on the main Inverness - London rail line and the A9 gives easy access to all parts of the U.K. The Strathspey Steam Railway at Broomhill Station (Glenbogle from the TV series, monarch of the glen) steams through the stunning Cairngorms National Park to Boat of Garten and Aviemore.

Planning

This rarely available location would make an idyllic spot for a beautiful new detached home with planning permission in principle ref 19/04891/PIP with the following conditions -

- i. Walls finished predominantly in a white/off-white wet dash render/smooth coursed cement render/natural stone;
- ii. A roof covering of natural slate or good quality slate substitute;
- iii. Single storey or 1½ storeys in height;
- iv. Windows with a strong vertical emphasis;
- v. Traditional pitched roof dormers and porches are encouraged
- vi. A roof symmetrically pitched of not less than 40 and not greater than 45;
- vii. Predominantly rectangular in shape with traditional gable ends;

The site plan is shown in the pictures and further details on planning can be obtained by visiting the Highland council E-Planning website, search highland council e planning

Services

It is understood mains water and drainage will be to a septic tank. Purchasers should satisfy themselves on service provision and connection cost.

Home Report

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

Location

What3words - ///selects.jumbo.drove
You can use the what3words app or website to search this exact location

Entry

By mutual agreement.

Price

Offers over £180,000 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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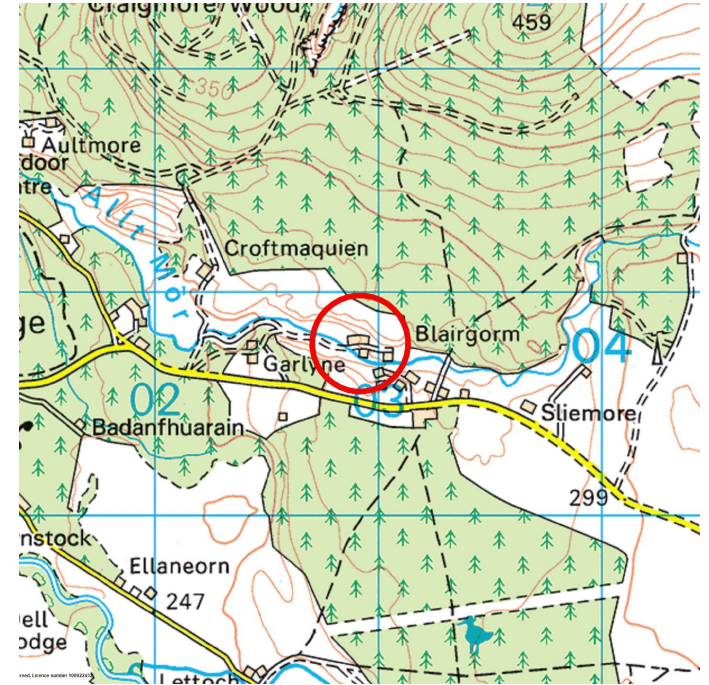
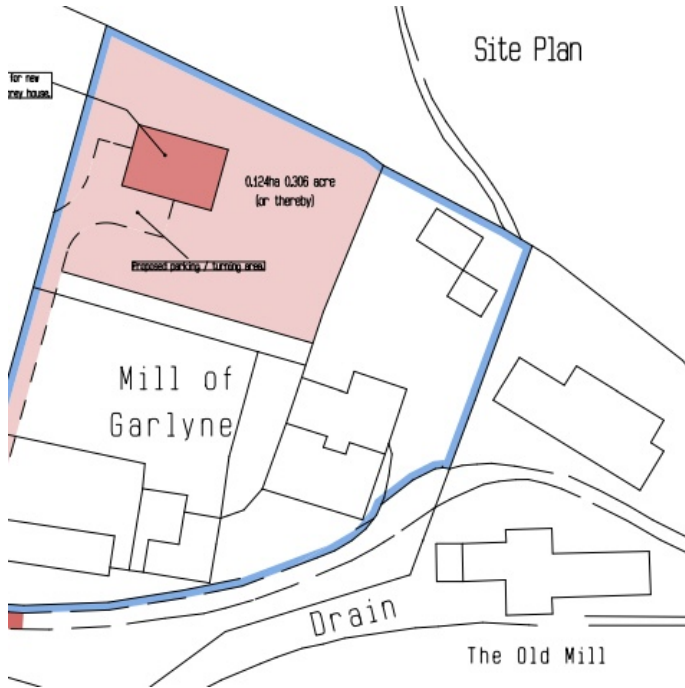
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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