

masson
cairns

solicitors and estate agents

Development Site, 57 Main Street, Tomintoul, AB37 9HA
Fixed asking price £110,000

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

A unique chance to acquire an exciting development site in this popular Highland Village on the route of both the Snow Roads and North East 250 in the Cairngorms National Park popular for its closeness to nature and accessibility to many outdoor activities. The current site has planning for a detached three bedroom home and two semi-detached two bedroom properties that would be the ideal opportunity for any developer or builder to easily get on site. The proposed houses are a one and a half storey design, with rectangular footprint and traditional pitched roof. Plot one is a detached house with plots 2 and 3 being semi-detached. The proposed houses front onto Main Street, with plot one having parking provision within the rear garden space and plots two and three having parking located to the side of the properties.

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

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property@lawscot.com

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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 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.

Proposed Houses

The proposed houses are a one and a half storey design, with rectangular footprint and tradition pitched roof. Plot one is a detached house with plots 2 and 3 being semi-detached. The proposed houses front onto Main Street, with plot one having parking provision within the rear garden space and plots two and three having parking located to the side of the properties.

Plot 1 - Detached property - Site Area 343 sqm -

Ground Floor : Entrance Hall | Lounge / Dining Room | Kitchen with Larder | Study | WC

First Floor: Master Bedroom with En-suite Shower Room, | Bedroom Two | Bedroom Three | Bathroom

Plot 2 - Semi-Detached -Site Area 335 sqm

Plot 3 - Semi Detached - Site Area 328 sqm

Ground Floor : Entrance Hall | Lounge | Kitchen / Dining Room | Shower Room

First Floor : Master Bedroom with En-Suite Shower Room | Bedroom Two | Bathroom

Services

The houses are to connect to the public foul sewer and water supply and have a separate surface water soakaway within the site.

Planning

Planning permission has been obtained from the Moray Council to erect 3 no dwelling houses at 57 Main Street, Tomintoul, Ballindalloch, Moray. Plot one is a detached house with plots two and three being semi-detached. Reference 18/01438/APP. The decision notice of approval was issued on the 21st December 2018 and The Coronavirus (Scotland) Act 2020 amends sections 58 and 59 of

the Town and Country Planning (Scotland) Act 1997 and applies where the planning permission is due to lapse and has extended the time period for the above application and as such the permission granted under 18/01438/APP will now lapse on 31st March 2022

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 18/01438/APP- <http://public.moray.gov.uk/eplanning/>

Home Report

A Home report is not required for this sale.

Entry

By arrangement

Price

Fixed Price of £50,000 - Detached Plot

Fixed Price of £85,000 - for both semi-detached plots

Fixed Price of £110,000 for entire site

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

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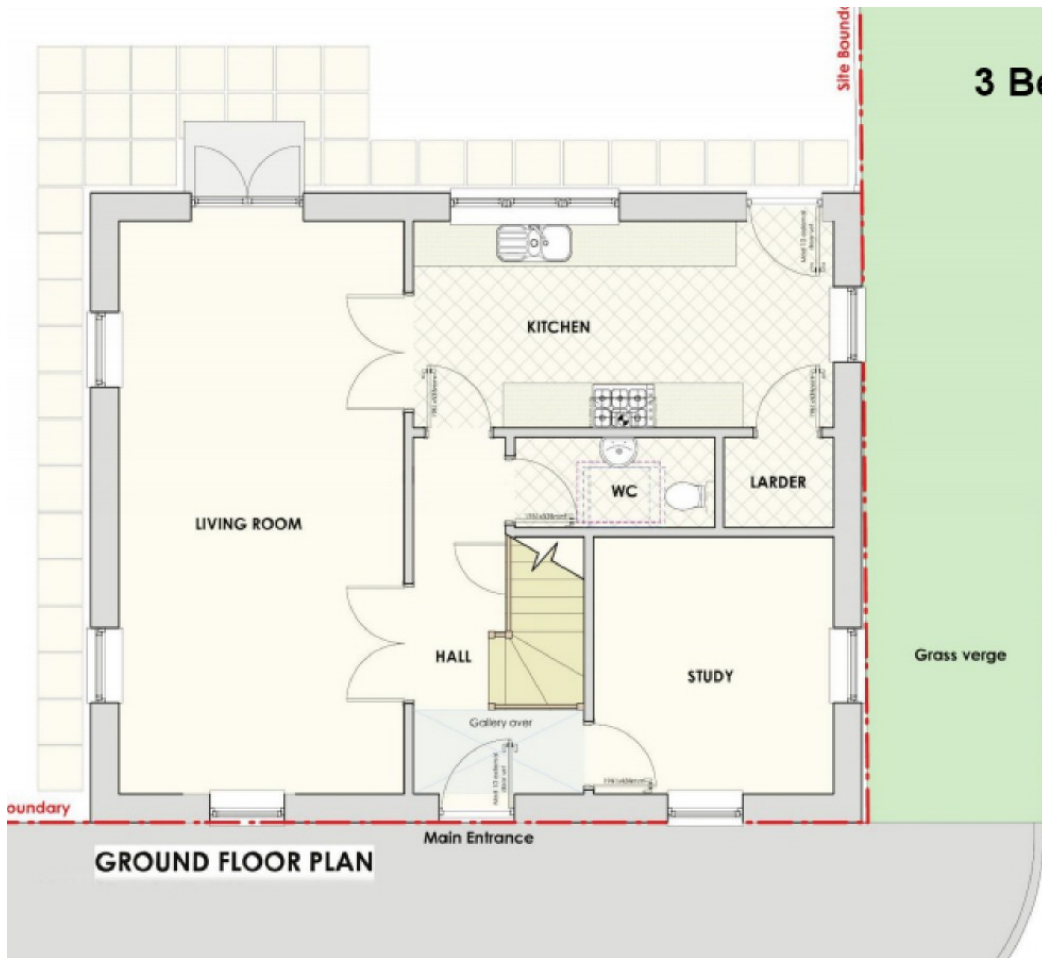
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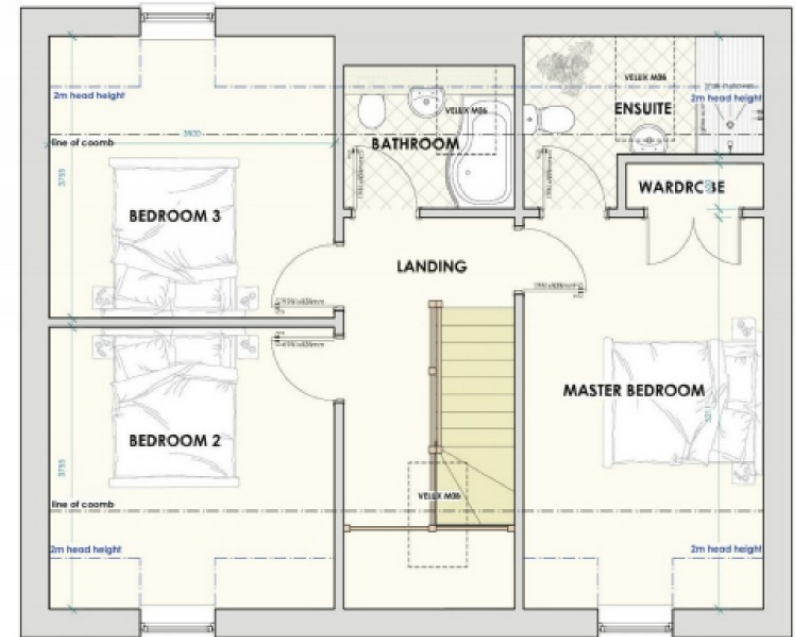
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3 Bed Detached



Plans not to scale, for illustration only



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GROUND FLOOR PLAN

2 Bed Semi-Detached



FIRST FLOOR PLAN

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