



masson
cairns

Development Site, 57 Main Street, Tomintoul, AB37 9HA
Fixed asking price £50,000

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

solicitors and estate agents

A chance to acquire an exciting development site in this popular village on the route of both the Snow Roads and North East 250. The current site has planning for a detached three bedroom home. The proposed house is a one and a half storey design, with rectangular footprint and traditional pitched roof. Plot one is a detached house with the proposed house front onto Main Street, with parking provision within the rear garden space.

Fixed asking price £50,000



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solicitors and estate agents

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 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 House

The proposed house is a one and a half storey design, with rectangular footprint and tradition pitched roof. Plot one is a detached house and the proposed house fronts onto Main Street, with the plot having parking provision within the rear garden space.

Plot 1 - Detached property - Site Area 343 sqm -

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

First Floor: Master Bedroom with En-suite Shower Room, I Bedroom Two I Bedroom Three I 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. Purchasers should satisfy themselves on service provision and connection cost.

Planning

Planning permission has been obtained from the Moray Council to erect a dwelling house at 57 Main Street, Tomintoul, Ballindalloch, Moray. Plot one is a three bedroom detached

house reference 18/01438/APP. The decision notice of approval was issued on the 21st December 2018 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 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 Plot 1- Detached Plot - Site Area 343 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

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Fax: (01479) 874806

Email: property@lawscot.com

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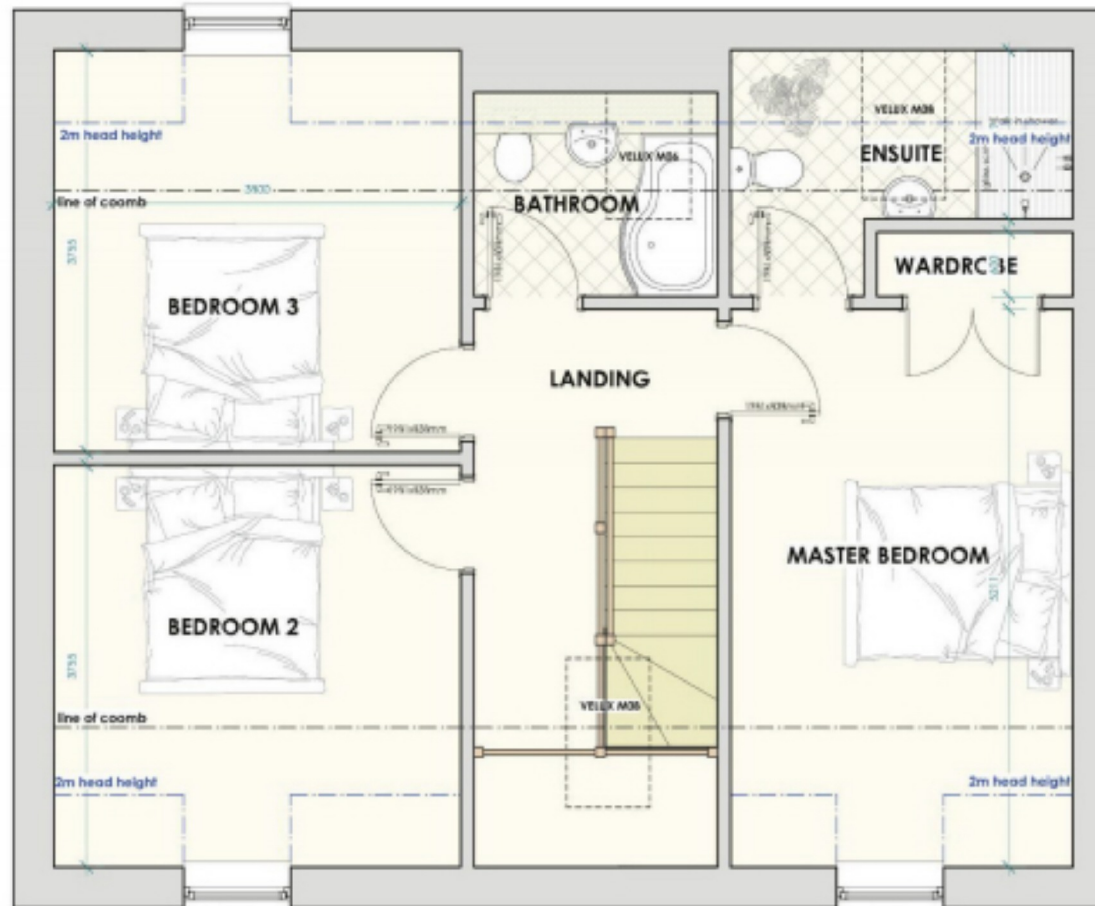
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FIRST FLOOR PLAN DETACHED 3 BED

Plans not to scale, for illustration only



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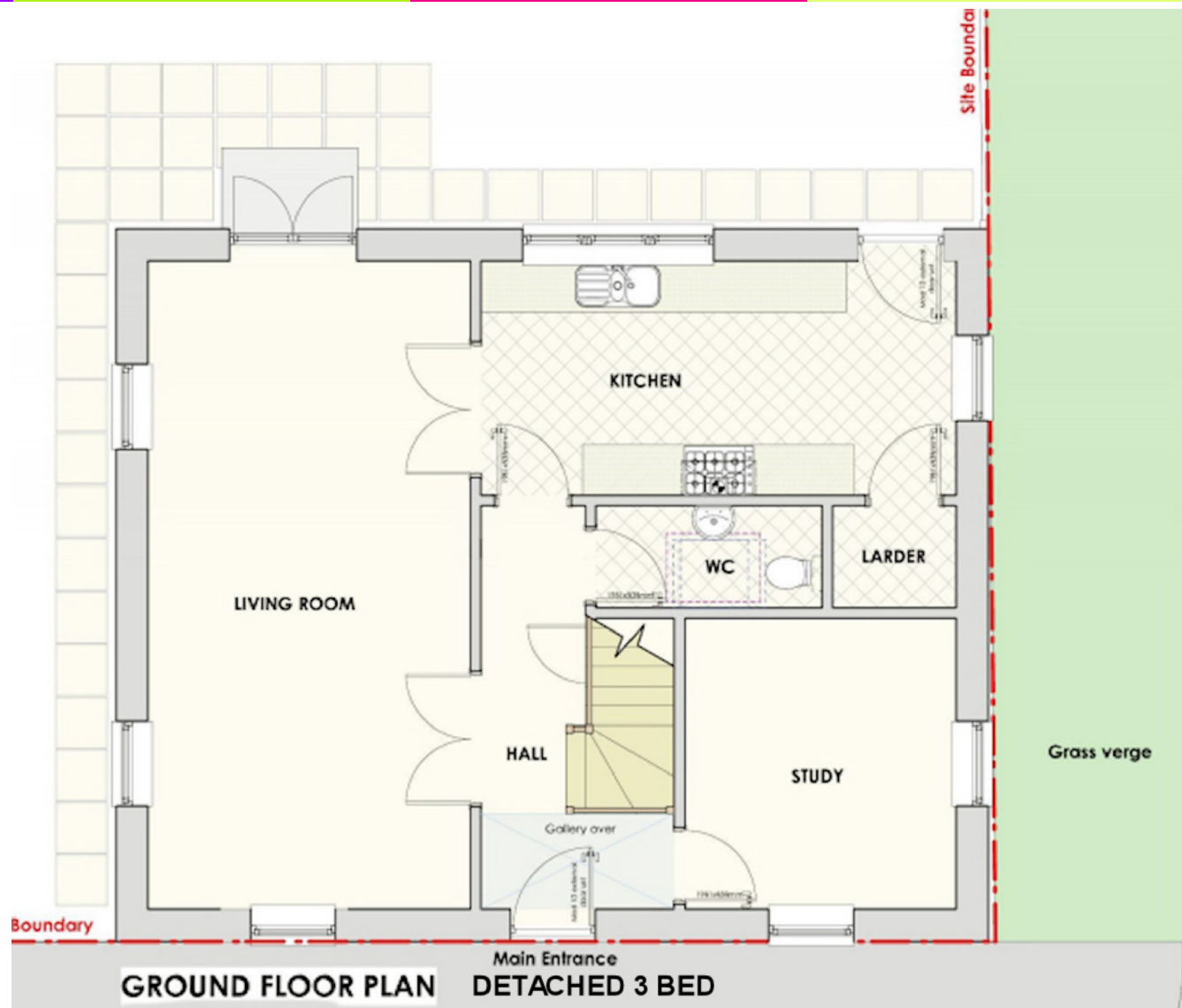
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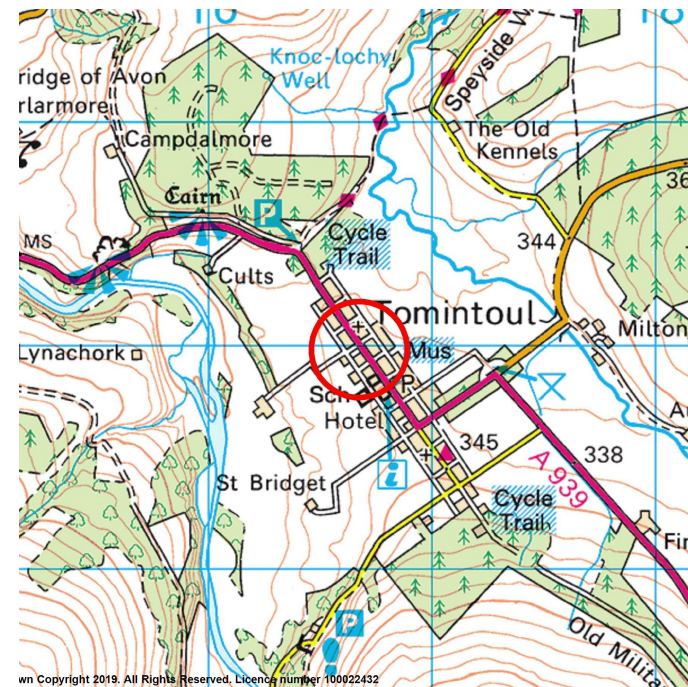
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**While the above particulars are believed to be correct
they are not guaranteed and all offerers must satisfy
themselves on all matters**



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