

Number 6 The Loist Sawmill, Rothiemurchus, Aviemore



This is a unique opportunity to acquire a superb serviced building plot in highly desirable and much sought after Rothiemurchus, near Aviemore. Detailed planning consent has been granted for a four bedroom detached property situated on the site of the original Loist Sawmill; part of an innovative self build initiative by four local families. This generous plot is in a National Scenic Area and shares a boundary with the North Rothiemurchus Pinewoods Site of Special Scientific Interest. It benefits from a south westerly aspect offering open views to surrounding woodland and mountains as well as being within easy walking distance of nurseries and the local village community.

- Approx 0.434 acre / 1719sq. m - house site
- Detailed planning consent
- Detached 4 bedroom property
- Connections to services available
- Prestigious location / nearby Aviemore
- Easy access to all amenities



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OFFERS OVER £250,000 ARE INVITED

STATION SQUARE GRAMPIAN ROAD
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ROTHIEMURCHUS

"One of the Glories of Wild Scotland" - *Sir David Attenborough*. For centuries people have lived and worked sustainably in harmony with nature on this prestigious family owned and managed estate. It is a National Scenic Area and over 80% of the land and buildings are protected for their national or international significance. Loch an Eilein and Loch Morlich are close by and the area can be enjoyed through a wide variety of sporting and recreational activities which are part of the group of businesses established on Rothiemurchus to care sustainably for the area through conscientious, progressive management.

LOCATION AND ACCESS

The site is relatively level and is set amidst mixed woodlands and moor. It extends to approximately 0.434 acres / 1719 sq.m. It is one of a total of six privately owned building sites within the previous Loist Sawmill at Rothiemurchus which is within a 15 minute walk of Aviemore. From the roundabout at the south side of Aviemore, take the ski road to the Cairngorms. After 0.8 miles, pass the Rothiemurchus visitor centre on the left and take the road to the right signposted Black Park. Continue along this road approximately 0.2 mile and the site is signposted on the right hand side. Cross the cattle grid and plot 6 is immediately to the left.

AVIEMORE

Aviemore is an internationally known resort with splendid facilities for both summer and winter and is ideally placed within the Cairngorms National Park. Sporting facilities include several golf courses, excellent salmon and trout fishing in the River Spey and an established snow sports programme at Cairngorm Mountain and The Lecht. The excellent Education provision offers a modern village primary school with secondary education at Grantown Grammar School and Kingussie High School. Recent retail development has added considerably to the range of high quality retail outlets and leisure facilities servicing this popular year round destination. The village is on the main Inverness / London rail line and is just off the A9 trunk road. Distances: Inverness, 30 miles. Inverness Airport 36 miles. Edinburgh 120 miles. Glasgow 140 miles.



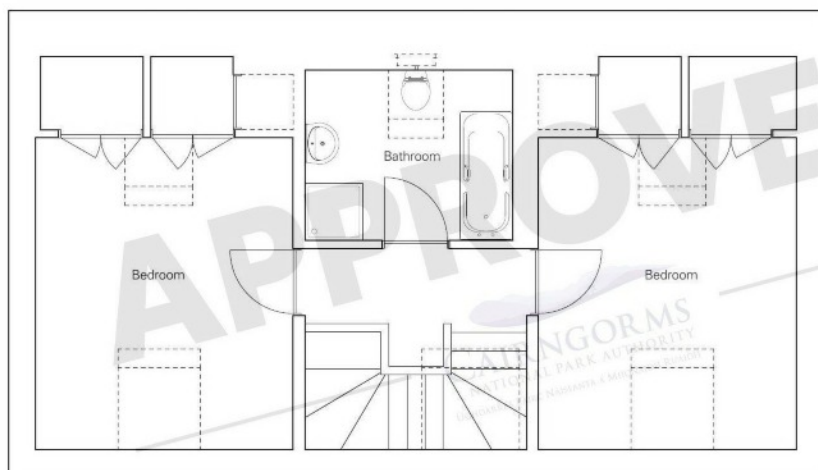
PLANNING

Detailed planning consent has been granted for the construction of one private detached dwelling house.

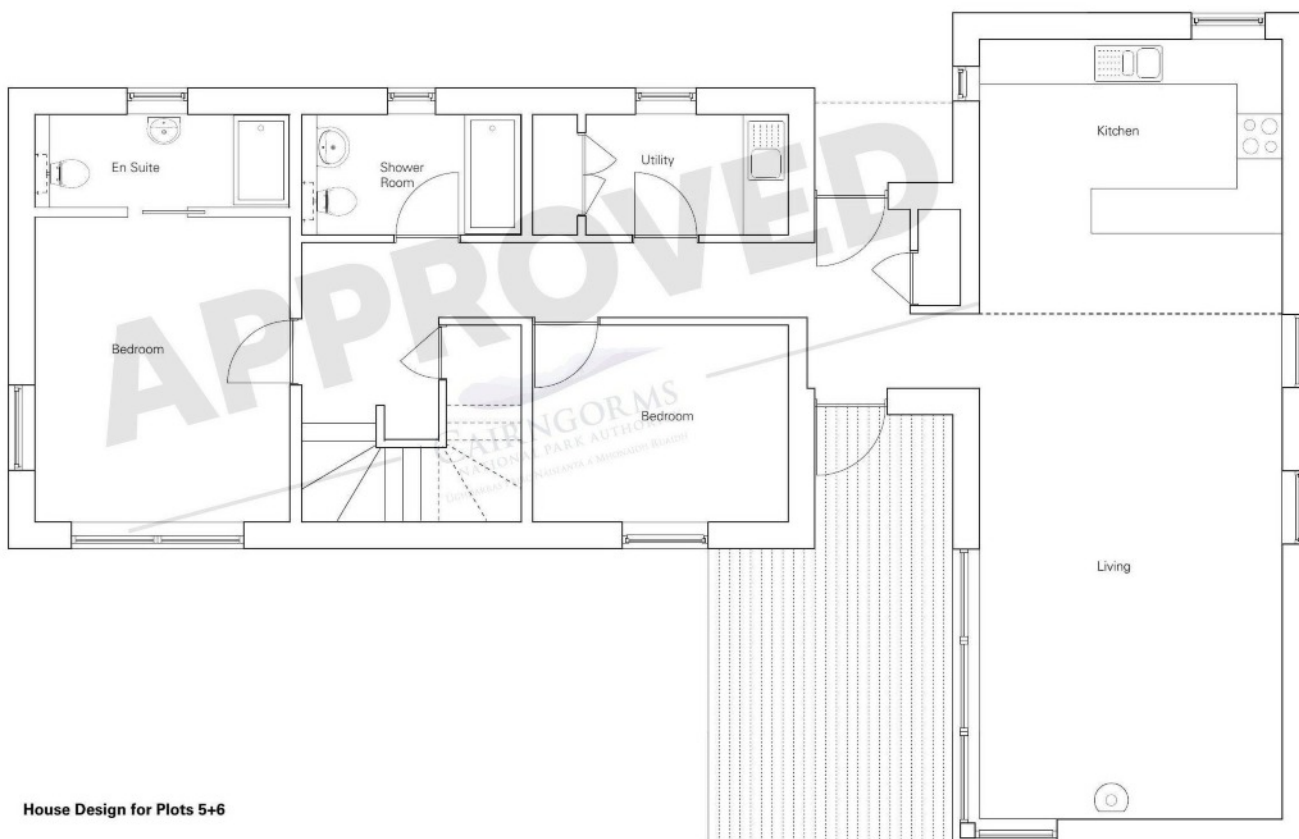
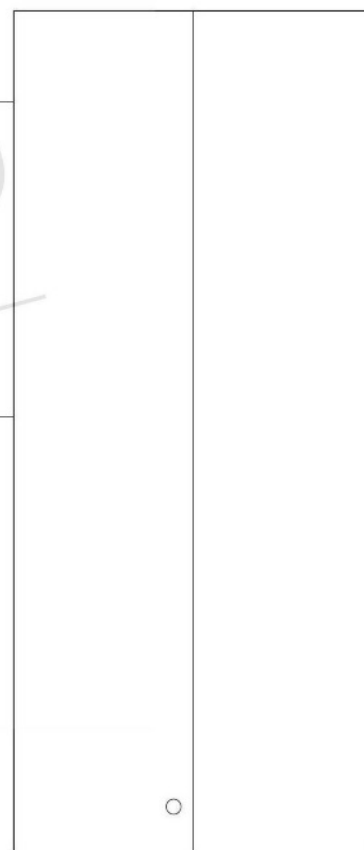
Details of this consent can be viewed on the planning section of the Cairngorms National Park website. Planning Reference : 2016/0158/DET

VIEWING

This can be undertaken at any time during daylight hours provided interested parties are in possession of these agency sales particulars. Please respect the privacy of neighbouring plot owners when viewing.



House Design for Plots 5+6



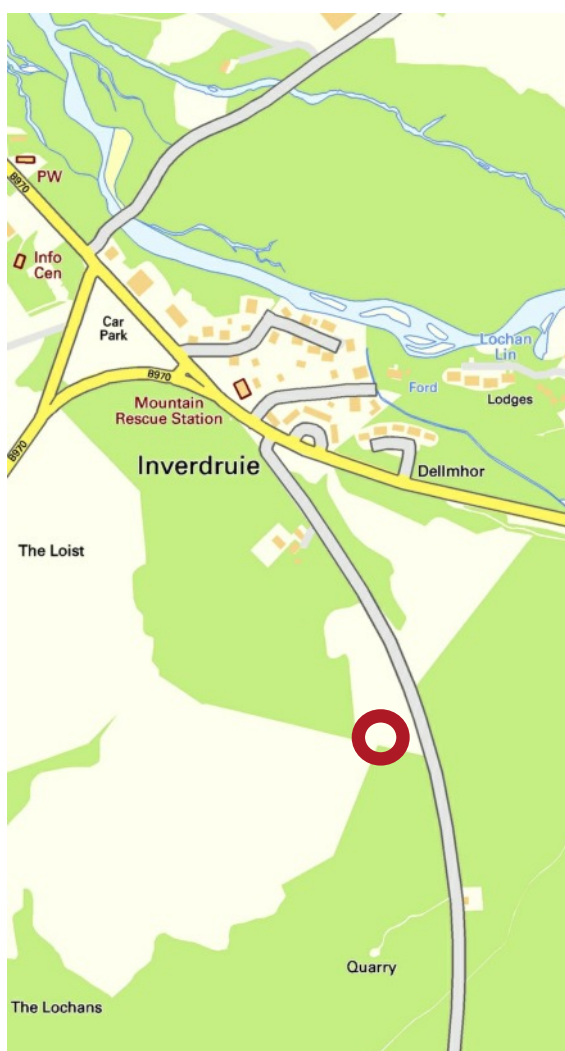
House Design for Plots 5+6

SERVITUDE RIGHTS, BURDENS & WAYLEAVES

The property/land is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves, including rights of access, and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes, whether contained in the Title Deeds or informally constituted and whether referred to in the Deed of Conditions or general remarks or stipulations or not. The purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others. There are further specific conditions relating to Planning Permission and a Deed of Conditions which prospective purchasers should familiarise themselves with prior to submitting an offer.

SERVICES & FURTHER CONDITIONS

We understand that electricity, water and private drainage services are available on or nearby the plot. A specific set of conditions are applicable.



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ENQUIRIES

For further general particulars regarding plot 6, please contact our offices. However, all of the available information is contained within these sales particulars and links found on our website at https://www.highlandpropertyservices.co.uk/Index/For-Sale/Aviemore/site6_loist

We will be pleased to offer general advice, contact Sue Smith on 0795 777 0100 / sue@highlandpropertyservices.co.uk, but we are unable to comment on any matters pertaining to any Highland Council Planning/services or any **OFFERS / SOLICITORS**

Highland Property Services are pleased to provide any potential purchaser of this property with a full legal service from an established Scottish solicitor to act in the purchase. All offers from your solicitor in the standard Scottish style must be made direct to Highland Property Services. Our client reserves the right to accept an offer at any time. In the event that a closing date is set, we are only able to liaise with clients who have instructed their solicitor to note interest on their behalf.

These sales particulars were prepared on the basis of information provided to us by our clients and/or our local knowledge. Whilst we make every reasonable effort to ensure that they are correct, no warranty, or guarantee is given and prospective purchasers should not rely upon them as statements or representations of fact. Any photographs including descriptions, measurements or dimensions quoted are approximate only and references to conditions, planning consents, services, usage, construction, fittings and fixtures and moveable items are for guidance only.



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