

INDEPENDENT ESTATE AGENTS
SALES & PROPERTY MANAGEMENT

Land at Raigbeg, Tomatin, Inverness IV13 7XY



3 House Sites - Raigbeg Tomatin

- Planning consent in principle
- 3 house sites to south of land
- 8.89 acres of land
- Currently in use for grazing
- Services adjacent to land
- Shared access track



18

STATION SQUARE GRAMPAN ROAD
AVIEMORE PH22 1PD
T: (01479) 811 463 / 810 020

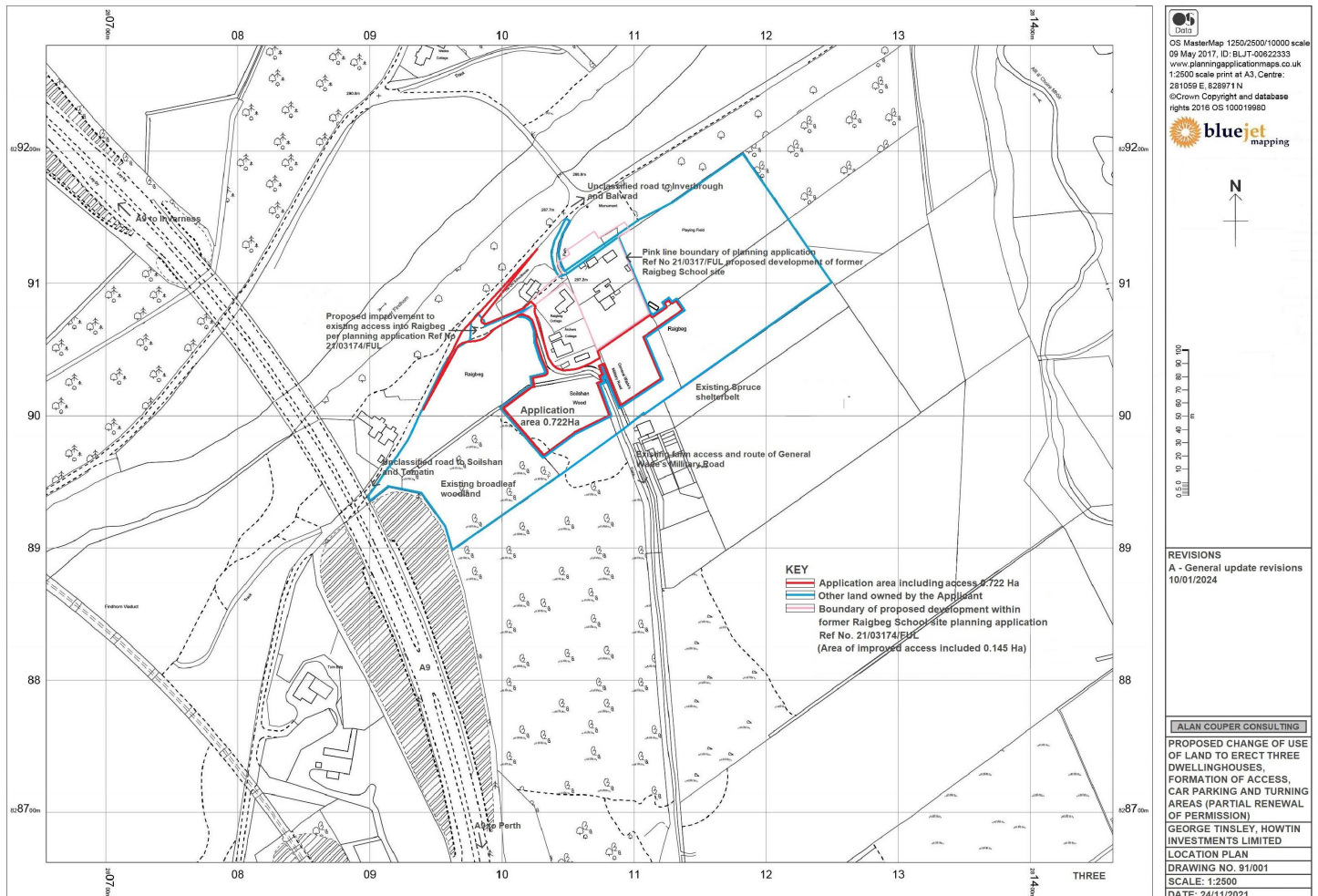
OFFERS OVER £160,000 ARE INVITED

sales@highlandproperty-services.co.uk
www.highlandproperty-services.co.uk

The small and scenically located village of Tomatin is known for the famous Tomatin Distillery with the River Findhorn lying to the east of the village which is adjacent to the A9 being the main route north and south. There is a new community centre including shop and sports hall, Primary Education provided by Strathdearn Primary School and a wide range of leisure and sporting activities with the popular year round holiday resort of Aviemore also close by. Inverness is within easy commuting distance offering a wide range of retail outlets, Raigmore Hospital for comprehensive medical care and a number of senior schools providing education to University level. There are excellent rail and coach links from both Inverness and Aviemore to Edinburgh, Glasgow and the south with Inverness Airport 21 miles to the north east providing regular daily flights throughout the UK and KLM operating flights to the hub of Schipol in Amsterdam. Distances: Aviemore 14 miles, Inverness 16 miles, Edinburgh 141 miles, Glasgow 153 miles and London 544 miles.

The land is situated at Raigbeg, close to the River Findhorn, and located a short distance from the small village of Tomatin. A full range of amenities and facilities can be found within the city of Inverness which lies approximately 16 miles northwest.

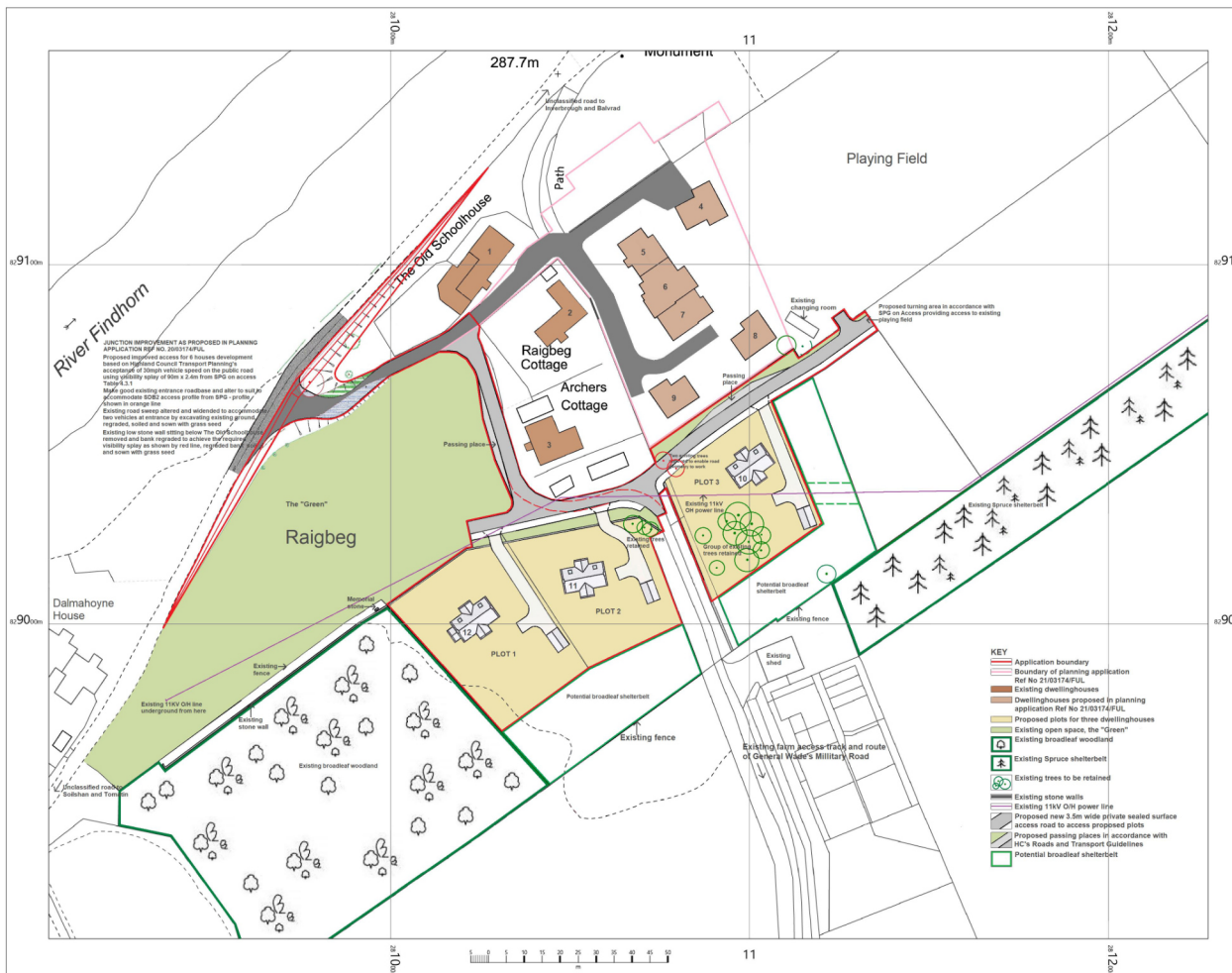
The subjects comprise two connected areas of ground and three building plots, which we understand extends to approximately 8.89 acres (3.60 hectares) in total (outlined in blue and red). At present the land is utilised as amenity ground and is mainly laid to grass with the area of ground to the northeast formerly playing fields. To the south of the land there are three building plots which we understand have been granted planning permission in principle for the erection of three residential dwellings - Planning Ref No 24/00379/PIP. Vehicular access to the land is undertaken from the public road, leading to a shared access track, shared between the existing residential properties and farm access, including the route of General Wade's Military Road.





REVISIONS
A - General update revisions 10/01/2024

ALAN COUPER CONSULTING
PROPOSED CHANGE OF USE OF LAND TO ERECT THREE DWELLINGHOUSES FORMATION OF ACCESS, CAR PARKING AND TURNING AREAS (PARTIAL RENEWAL OF PERMISSION)
LAND EAST OF DALMAHOYNE, RAIGBEG, TOMATIN, INVERNESS
GEORGE TINSLEY, HOWTIN INVESTMENTS LIMITED
AERIAL VIEW OF PROPOSED DEVELOPMENT LOOKING SOUTH EAST
DRAWING NO. 91/004
SCALE: NTS
DATE: 24/11/2021



OS MasterMap 1250/2500/10000 scale
Friday, October 22, 2021, 10:01
BLT 00998136
www.planningapplicationmaps.co.uk
1:1000 scale print at A3, Centre:
281066 E, 829036 N
©Crown Copyright Ordnance Survey.
Licence no. 100051661

bluejet mapping



Scale bar showing distances from 0 to 100m.

REVISIONS
A - General update revisions 10/01/2024

ALAN COUPER CONSULTING
PROPOSED CHANGE OF USE OF LAND TO ERECT THREE DWELLINGHOUSES FORMATION OF ACCESS, CAR PARKING AND TURNING AREAS (PARTIAL RENEWAL OF PERMISSION)
LAND EAST OF DALMAHOYNE, RAIGBEG, TOMATIN, INVERNESS
GEORGE TINSLEY, HOWTIN INVESTMENTS LIMITED
PROPOSED SITE PLAN
DRAWING NO. 91/003
SCALE: 1:1000
DATE: 23/11/2021



VIEWING

This can be undertaken at any time during daylight hours provided interested parties have contacted H.P.S. and are in possession of these particulars.

SERVICES

We understand that services are available adjacent to the land.

OFFERS

All offers should be in writing, submitted in Scots legal form only to: Highland Property Services.

Interest should be noted through a Scottish Solicitor and our Office will be pleased to arrange this service through our own in-house solicitor. We will be pleased to provide you with a competitive Quote for submitting an Offer for this building Plot.

Should a Closing date be set, we are only able to liaise with Clients whose solicitor has formally "Note Interest" on their behalf. It should be noted that the Seller will not be bound to accept the highest or any other Offer and they reserve the right to accept any offer at any time.

ENQUIRY

For further particulars regarding the Plot, please contact our Office in Aviemore.

Highland Property Services
Station Square, Grampian Road
Aviemore PH22 1PD

HIGHLAND PROPERTY SERVICES specialise in the sale, rental & leasing of a range of residential properties in rural and urban locations throughout the Cairngorms National Park. Should you wish to avail yourself of any of our services, please liaise with us through our Aviemore Office.

The above particulars, although believed to be correct, are not guaranteed, and any measurements stated therein are approximate only. Purchasers should note that the selling agents have not tested any of the electrical items or mechanical equipment (e.g. oven, central heating system, etc. included in the sale.

Any photographs used are purely illustrative and may demonstrate only the surrounds. They are not therefore to be taken as indicative of the extent of the property, or that the photographs are taken from within the boundaries of the property, or what is included in the sale.

Highland
PROPERTY SERVICES

STATION SQUARE GRAMPIAN ROAD
AVIEMORE PH22 1PD

T: (01479) 810 020

sales@highlandproperty-services.co.uk

www.highlandproperty-services.co.uk

Monday - Friday 9.00 am - 5.00 pm