



Galbraith

## PLOT AT SONAS

KINCHURDY ROAD, BOAT OF GARTEN



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## Building Plot in the Cairngorm National Park

Aviemore 6 miles. ■ Inverness 30 miles.

**Acreage 0.6 acres (0.2 hectares)**

**Offers Over £475,000**

- Generously sized plot with planning permission
- Consent for a 4 bedroom house and a double garage
- Charming, edge of village location
- Electricity on site
- Beautiful views over the steam railway, golf course and Cairngorm Mountains
- In the National Park and within easy reach of the River Spey and Rothiemurchus

**Galbraith**

Inverness  
01463 224343  
inverness@galbraithgroup.com

 **OnTheMarket**



## SITUATION

The plot at Sonas lies in a sought after, semi-rural setting on the edge of Boat of Garten in the Cairngorms National Park. Boat of Garten is situated in the heart of Strathspey in the Cairngorms National Park and has been a popular holiday destination since Victorian times. The village has a shop with post office, primary school, hotel and golf course, as well as a wide network of way-marked forest walks and the main station on the Strathspey Steam Railway. Local attractions and facilities include mountain activities, cycling, skiing, water sports, fishing and bird watching on the Abernethy and Insh Marshes RSPB reserves.

The nearby towns of Grantown-on-Spey and Aviemore offer more extensive services, including secondary schooling, supermarkets, banks, swimming pools, independent retailers and restaurants. A mainline railway station and intercity bus routes are both available from Aviemore. Inverness is less than one hour's drive to the north and provides all the services of a major city including its airport with regular links to the south and Europe.

## DESCRIPTION

Full planning permission (ref: 18/OO833/APP) has been obtained for the creation of a detached, four bedroom house, with a detached double garage, to be located on Kinchurdy Road, the most desirable road in Boat of Garten and one of the most desirable areas in the Cairngorm National Park. The plot overlooks the Strathspey Steam Railway line, the golf course and beyond to framed views of the Cairngorm Mountains. The approved plans are for a house with the accommodation comprising a dining kitchen, sitting room, master bedroom with dressing room and en suite shower room, three further bedrooms (one with en suite shower room), bathroom, W.C. and utility room. Electricity is on site, water and drainage mains go past the entrance to the plot but are not yet connected. The council have been notified of the initiation of development.

For further details relating to planning, visit the Highland Council Planning Department website at <https://wam.highland.gov.uk/wam/>

## SERVICES

Electricity is available on site. The purchasers must satisfy themselves as to the availability and quality of all services.

The water and drainage mains go past the entrance to the plot and the purchaser is to connect them.

## DEED OF CONDITION

The plot is restricted to one residential dwelling house and one garage. Additional conditions of sale are detailed in a deed of condition which is available from the selling agent.

## SERVICES AND COUNCIL TAX

Water	Electricity	Drainage	Tenure	Council Tax
Mains - purchaser to connect	Mains	Mains - Purchaser to connect	Freehold	To be assessed

\*An indication of specific speeds and supply or coverage potential can be found at <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

For information on flood risks please refer to SEPA's website: <https://www.sepa.org.uk/>

## DIRECTIONS

From Inverness take the A9 road towards Aviemore and Perth. After approximately 21 miles turn left on the A938 road towards Carrbridge and Grantown-on-Spey. In Carrbridge keep bearing right at the junction by the hotel on the B9153 towards Aviemore. At the junction with the A95 turn left and take the first right towards Boat of Garten. Continue to the bottom of the road and just before the Boat Hotel turn right into Kinchurdy Road. The plot is after the third last house (Sonas) on the left hand side.

## POST CODE

PH24 3BP

## WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: telephone.mallets.radiated

## SOLICITORS

Thorntons, Inverness

## LOCAL AUTHORITY

Highland Council

## FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

## VIEWINGS

Strictly by appointment with the Selling Agents.

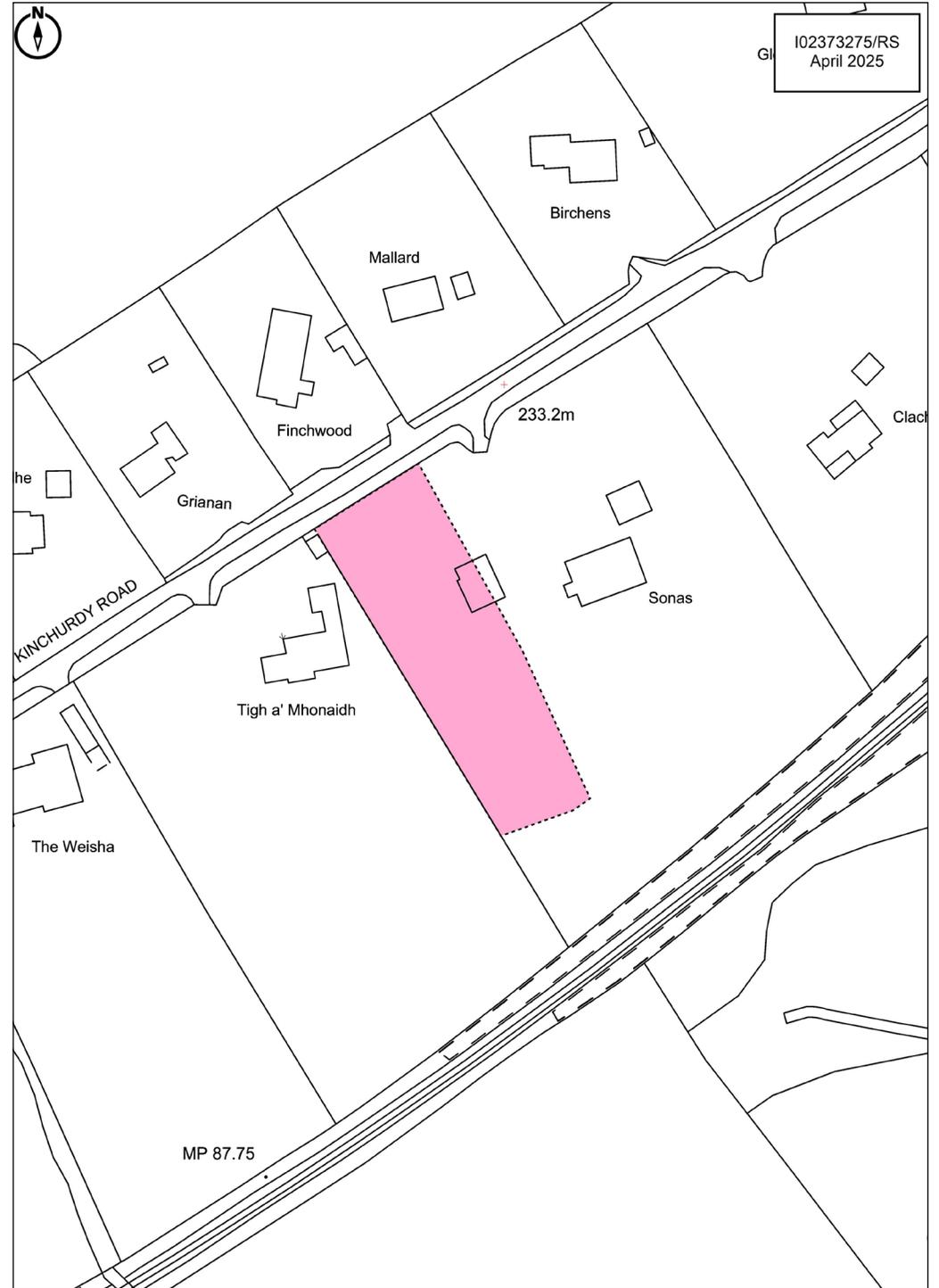
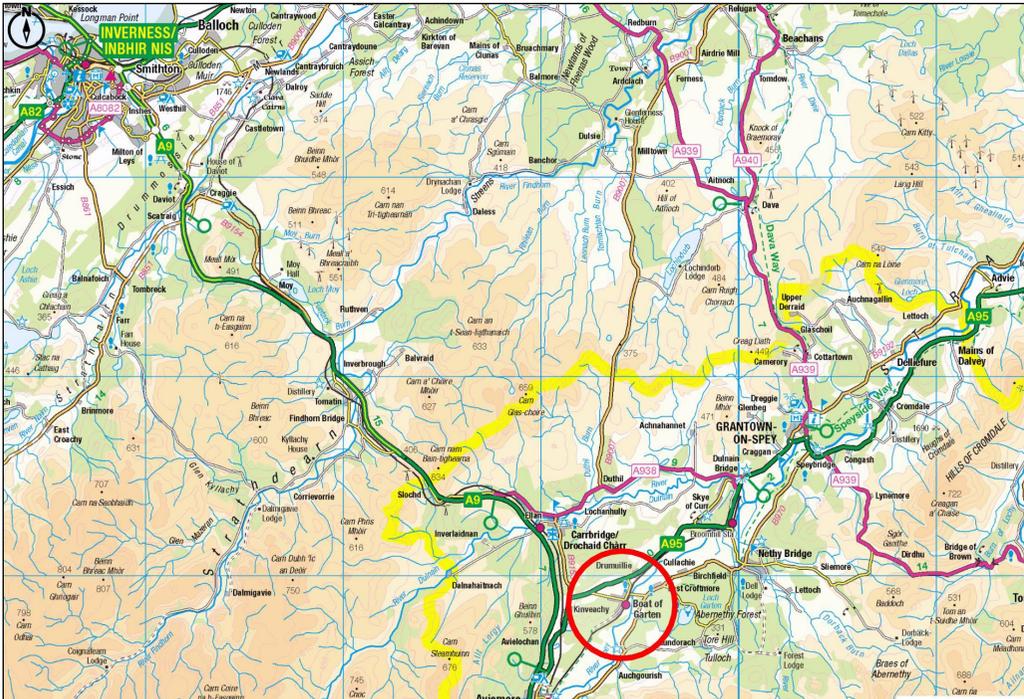
## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

Failure to provide required identification may result in an offer not being considered.

## IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in April 2025.





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