

**10 ACRES (4.039 HA) RARE MIXED USE DEVELOPMENT SITE FOR SALE**

**PLAY ▶**

- RARE OPPORTUNITY TO ACQUIRE LAND THAT WOULD SUIT A VARIETY OF USES
- LOCATED IN THE HEART OF THE CAIRNGORMS NATIONAL PARK ADJACENT TO BOAT OF GARTEN VILLAGE



# Boat of Garten

# Location



**THE SITE IS LOCATED IN THE HEART OF THE SCOTTISH HIGHLANDS, ON THE NORTH SIDE OF BOAT OF GARTEN, IN BETWEEN THE BUSTLING TOWNS OF AVIEMORE AND GRANTOWN ON SPEY.**

The site lies directly adjacent to the A95 approximately 5 miles north of the junction with the A9 which is the main route leading to the North of Scotland. Boat of Garten is a very popular tourist destination and offers a plentiful supply of outdoor activities and amenities within a short distance. The village itself has a well-known golf course, a Tennis Club, Caravan park and a handful of Inns and restaurants. Within a short drive attractions include Loch Garten Osprey Centre, Landmark Forest Adventure Park and Loch Morlich. The Strathspey steam railway runs immediately to the south of the site stopping in the village and linking Aviemore with Granttown on Spey.

## TRAVEL DISTANCES AND POPULATIONS

**CARRBRIDGE (700)**  
5.2 miles – 9 minutes

**INVERNESS (47,000)**  
28.7 miles – 40 minutes

**AVIEMORE (3,000)**  
6.5 miles – 12 minutes

**PITLOCHRY (2,500)**  
62 miles – 1 hour 11 minutes

**GRANTOWN ON SPEY (2,440)**  
8.4 miles – 12 minutes

**PERTH (46,650)**  
89 miles - 1 hour 45 minutes



# Site



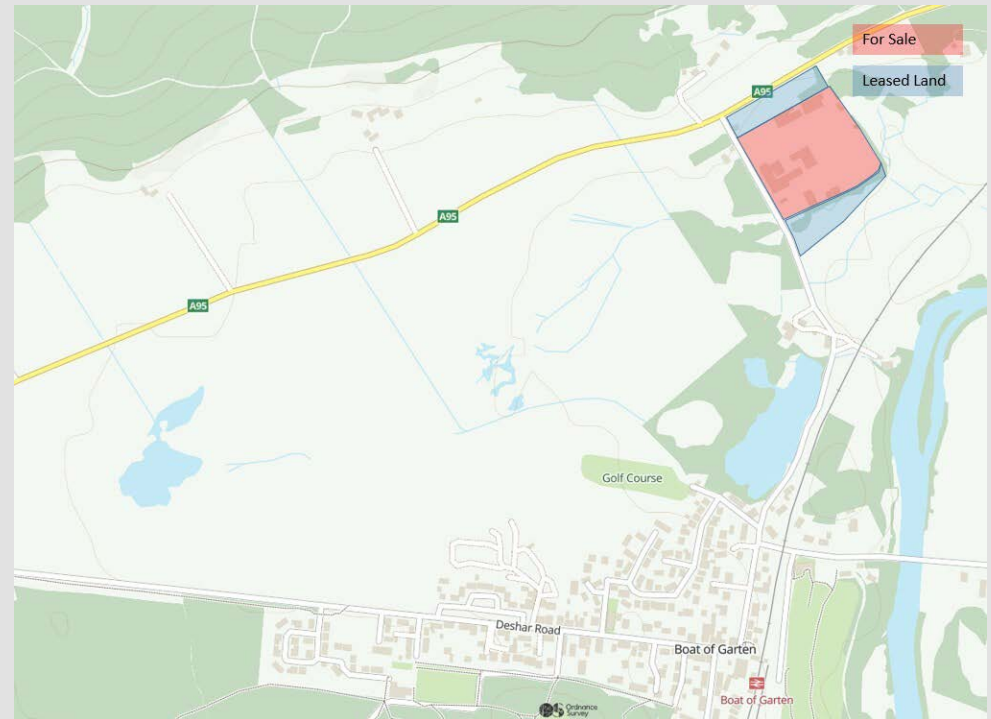
**THE SITE EXTENDS TO APPROXIMATELY 10 ACRES (4.039 HA) COMPRISING EXTENSIVE HARDSTANDING TOGETHER WITH VARIOUS BUILDINGS AND IS BROADLY RECTANGULAR IN SHAPE.**

THE SITE EXTENDS TO APPROXIMATELY  
**10 ACRES**  
(4.039 HA)

The site is located adjacent to Boat of Garten and is bounded to the north by the A95 and a local road to the west that connects the site to the main village. The eastern and southern boundaries of the site are adjacent to farmland for grazing. The site itself has been a sawmill since the 1940's and has since been significantly upgraded over the years. The main operations of the Sawmill take place in the section highlighted in red with the sections marked in blue to the north and south of the site being leased and used predominantly for storage of timber and parking.

The current sawmill has previously operated on land both owned and leased, with the different areas highlighted. The site that is for sale is noted in Red.

Further details on the leased land can be provided on request.



# Planning



**THE SITE LIES BEYOND THE SETTLEMENT BOUNDARY. IT HAS BEEN IN COMMERCIAL USE AS A SAWMILL FOR OVER 70 YEARS WITH IT FIRST BECOMING ACTIVE IN THE 1940'S.**

The site would suit alternative uses which may include housing, tourism, or other commercial uses subject to planning. Interested parties should contact Cairngorms National Park Planning Authority for further planning related queries.

Contact:  
[planning@cairngorms.co.uk](mailto:planning@cairngorms.co.uk)  
01479 873 535



# Offers



**INTERESTED PARTIES SHOULD REGISTER THEIR INTEREST WITH THE SOLE SELLING AGENTS IN ORDER TO BE KEPT ADVISED OF ANY CLOSING DATE BEING SET.**

The sawmill plant and machinery will be removed however other non-sawmill plant may be available for purchase by separate negotiation.



# Viewing and further Information

The site is visible from the A95 and the adjacent local road to the west.

On-site inspections can be organised by contacting the selling agents. Requests for further information should be made to:

**GREG LIMB**

greg.limb@ryden.co.uk

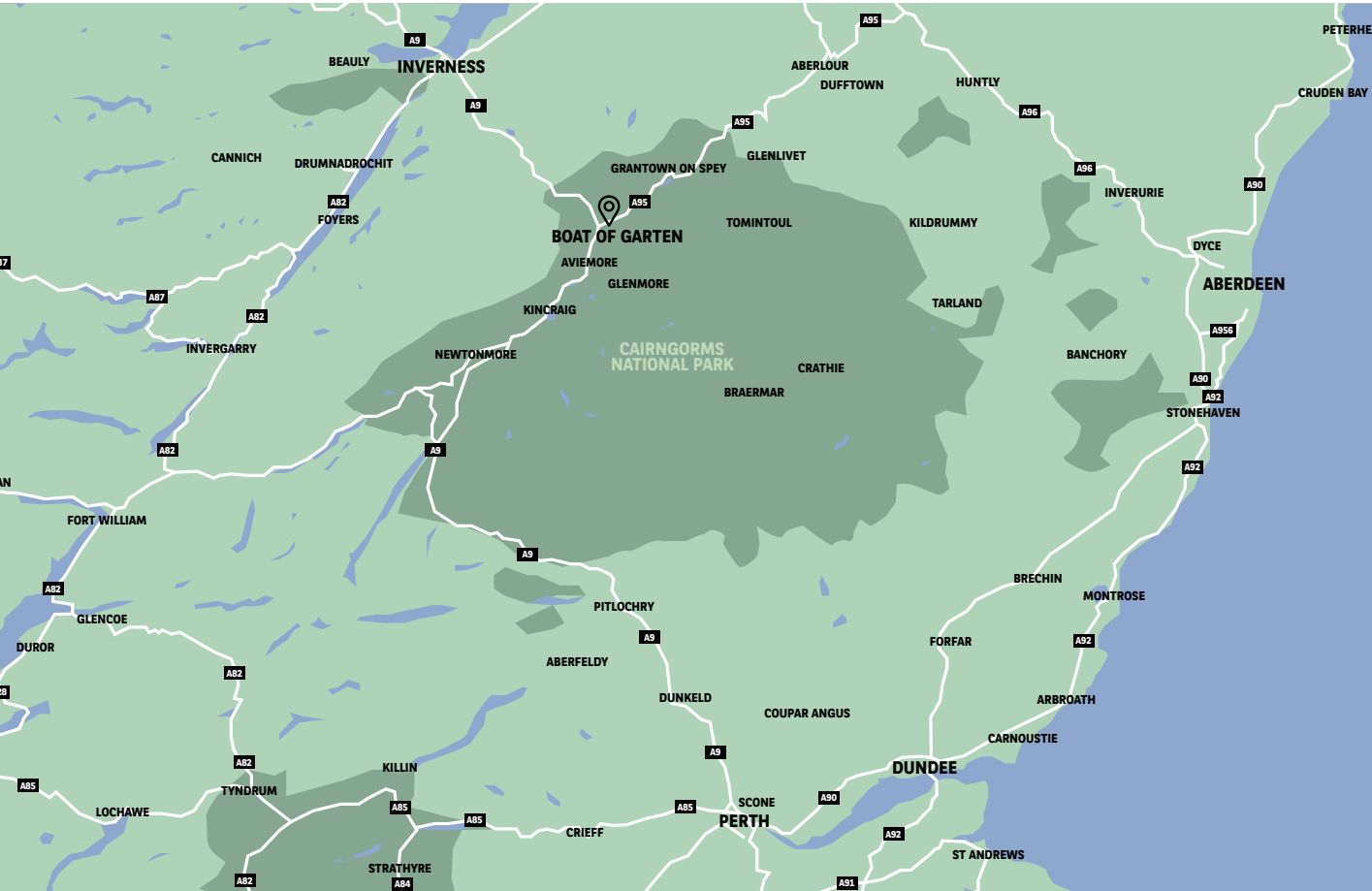
07596 761 876

**JACK CHANDLER**

jack.chandler@ryden.co.uk

07425 320 611

[www.boatofgartenland.co.uk](http://www.boatofgartenland.co.uk)



#### ANTI-MONEY LAUNDERING STATEMENT:

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives/exchange, required to enable the agents to meet their respective obligations under the Regulations.

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