

OLD RALIA RALIA NEWTONMORE PH20 1BD

Offers Over £235,000 are invited.

Amazing Development Opportunity On A
Substantial 4 Acre Site On The Outskirts
Of Newtonmore



Features:

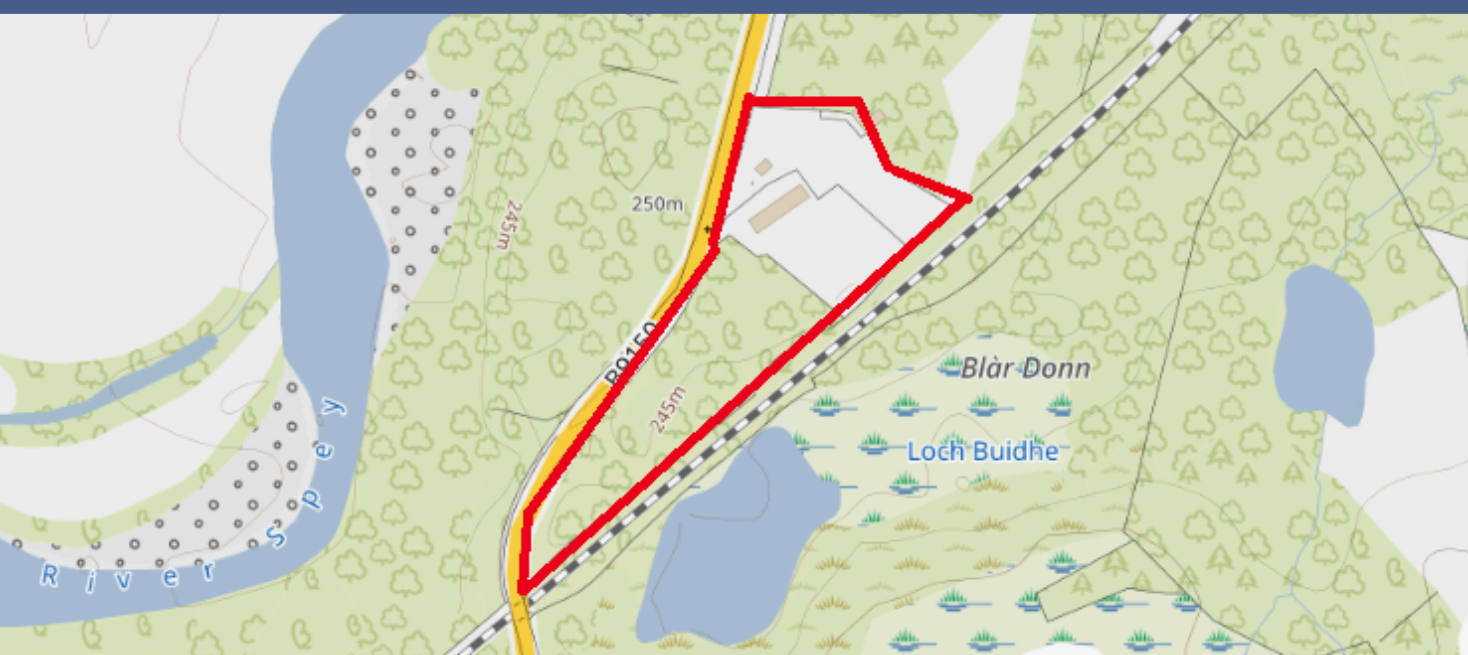
- Great Rural Location
- Future Development Site
- Substantial Derelict Property Needing Major Repairs
- Generous Garden Grounds & Off Street Parking
- Stone Outbuildings That Include Kennels & Garage
- Close To Local Woodland Walks & Bike Trails

CONTACT US :
CALEDONIA ESTATE AGENCY
GRAMPIAN ROAD
AVIEMORE
PH22 1RH
WWW.CALEDONIAESTATEAGENCY.CO.UK
01479 810 531



“Old Ralia” is a traditional, stone built house in an enviable location on the outskirts of Newtonmore. The property sits within approximately 4 acres of garden grounds and enjoys woodland views. The property itself is derelict and requires significant renovations or a complete rebuild. It’s worth pointing out the property sustained some storm damage to the windows, doors and roof spaces over the winter months. The main attraction of this significantly sized site has to be the development potential. There is scope to build numerous properties on this site. There are already some stone outbuildings and kennels on the site that offer a good perspective in where the future properties could be situated. Any future development would require planning permission but given there is property on the site we would expect sensible applications to be accepted.

Viewing is essential to fully appreciate the fantastic location on offer.



For more information on this beautiful property please contact our office in Aviemore. Viewings can be booked by contacting Darren McConnell on 07981 807 965.



Newtonmore is a traditional holiday village situated within the Cairngorms National Park nestling between the Cairngorm and Monadhliath Mountains ranges. The village has an excellent range of recreational facilities with its own golf course, bowling green and tennis courts. The area also boasts splendid hill walking, water sports at Loch Insh, skiing on Cairngorm and fishing on the River Spey. There are also a good range of shops and restaurants in the village. Primary schooling is available, with the secondary school located three miles away in Kingussie. Also in Kingussie is a health centre, dental practice and community sports centre. Newtonmore is situated approx 66 miles north of Perth and 48 miles south of Inverness with direct links by rail and road. The Cairngorm Mountain and Nevis Range ski areas are both within an hour’s drive. Inverness Airport is just over an hour away with direct flights to London or, alternatively, Edinburgh and Glasgow

OUTSIDE

Garage/Workshop

Stone built outbuilding with corrugated iron roof. Previously used as a garage but could also be used as storage space.

Kennel

Stone built outhouse with corrugated iron roof. Windows and doors to the front.

Garden

The garden grounds are enclosed by post and wire fencing and laid to grass with mature shrubs and trees. The site includes a large area of woodland which attracts all sorts of wildlife and offers a great barrier from both the railway and the road.

INCLUDED

The house is in the process of being emptied and will be sold in its current condition.



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SERVICES

Mains electricity, mains water & septic tank drainage, telephone.

HOME REPORT

As the property is in a derelict state a home report is not required.

PRICE

Offers Over £235,000 are invited for this property.

The seller reserves the right to accept or refuse a suitable offer at any time.

OFFERS

Formal offers should be submitted to our office in Aviemore.

VIEWING

Viewing is by appointment only through the Selling Agents.



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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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.

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