

Ballinlaggan Steading
Duthil
Carrbridge
PH23 3ND

Offers Over £250,000 are invited.

A rare opportunity to acquire a highly sought-after plot with approved planning in principle for a steading conversion, located in a spectacular rural setting just outside Duthil, between Dulnain Bridge and Carrbridge.



Features:

- 0.55 Acre Plot With Approved Planning For Steading Conversion
- Exceptional Panoramic Views
- Borders A Local Nature Reserve In A Quiet, Rural Setting
- Bespoke Project With Access And Services In Close Proximity

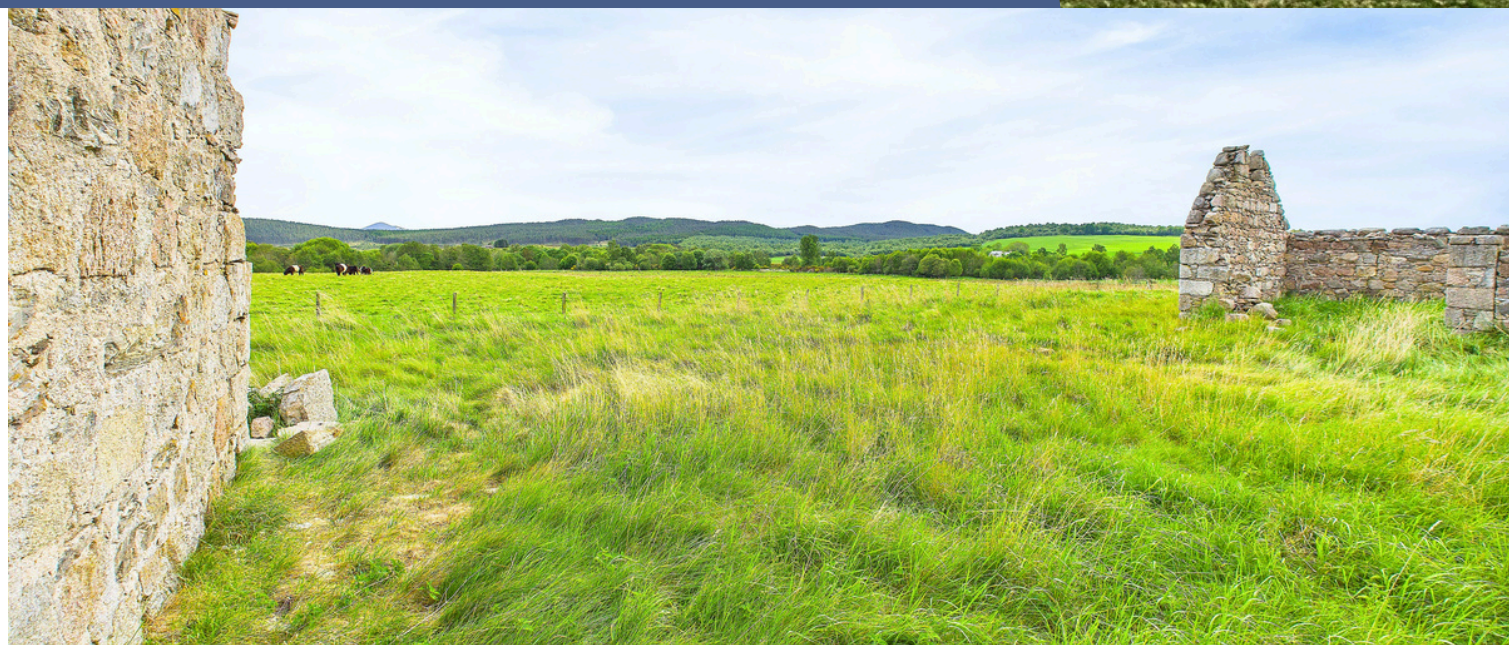
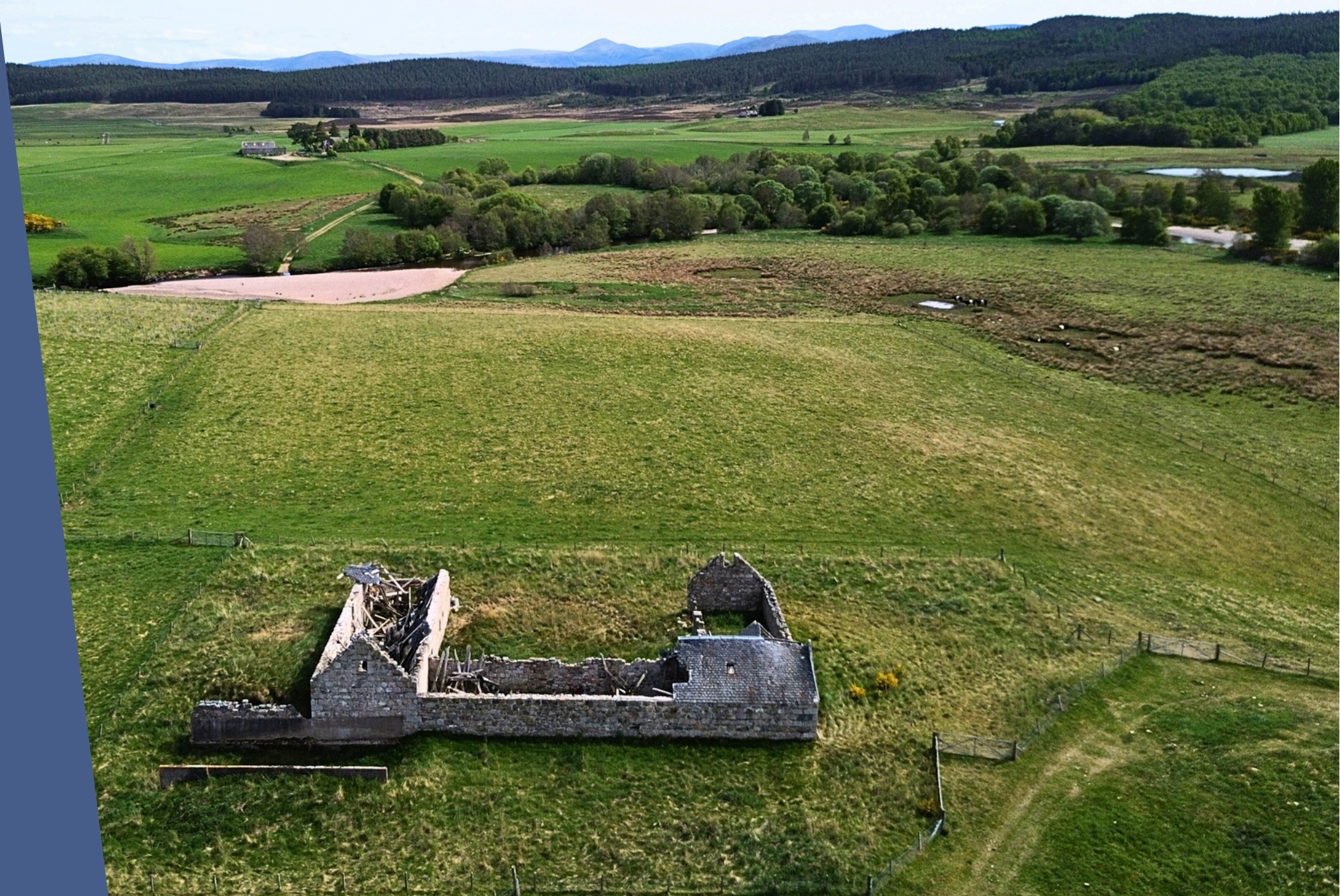
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Ballinlaggan Steading measures approximately 155m² and enjoys an elevated position with uninterrupted panoramic views across the valley towards the Cairngorms. Backing directly onto a local nature reserve, the site offers peace, privacy, and direct access to the surrounding Highland landscape.

This is an ideal location for a dream home, second residence, or holiday retreat, combining stunning scenery with convenience to nearby villages and transport links.

Planning permission is in place for a full steading conversion, giving buyers a head start on development. While road access and services will require upgrading, this allows for a fully tailored approach to the build.



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.

Duthil is a small, peaceful hamlet nestled in the heart of the Scottish Highlands, just a short drive from the more widely known village of Carrbridge. At the centre of Duthil stands the Old Parish Church and Burial Ground, a solemn and striking reminder of the area's deep historical roots. The churchyard is dotted with elaborate 19th-century monuments, many bearing the names of the Clan Grant, giving the village a strong sense of clan heritage and Highland legacy.

Opportunities like this are few and far between. Enquire now for further details or to arrange a viewing.

Full Planning in Principle for the new dwelling was obtained in September 2022 and is valid for 3 years. Further details can be found on the Highland Council Planning site [Simple Search](#) using 22/02649/PIP as the reference.



CONDITIONS & REASONS

This permission is granted subject to the following conditions and reasons:

1. Date Received 13.06.2022 13.06.2022 No development shall commence until all of the matters specified below have been approved on application to the Planning Authority: i. ii. iii. a detailed layout of the site of the proposed development (including site levels as existing and proposed); the design and external appearance of the proposed development; landscaping proposals for the site of the proposed development (including boundary treatments); iv. details of access and parking arrangements; and v. details of the proposed water supply and drainage arrangements. Reason: Planning permission is granted in principle only and these specified matters must be approved prior to development commencing.
2. Any details pursuant to Condition 1 above shall depict a development featuring the following elements:-
- I. Walls finished predominantly in natural stone.
 - II.A roof covering of natural slate or good quality slate substitute.
 - III. Windows with a strong vertical emphasis.
 - IV. Traditional pitched roof dormers and porches are encouraged.
 - V. Retain the existing U shape layout with traditional gable ends.

All other conditions are available on the Highland Council Website.

SERVICES

Water, sewage and electric all in close proximity.

ADDRESS

Ballinlaggan Steading, Duthil, Carrbridge, PH23 3ND

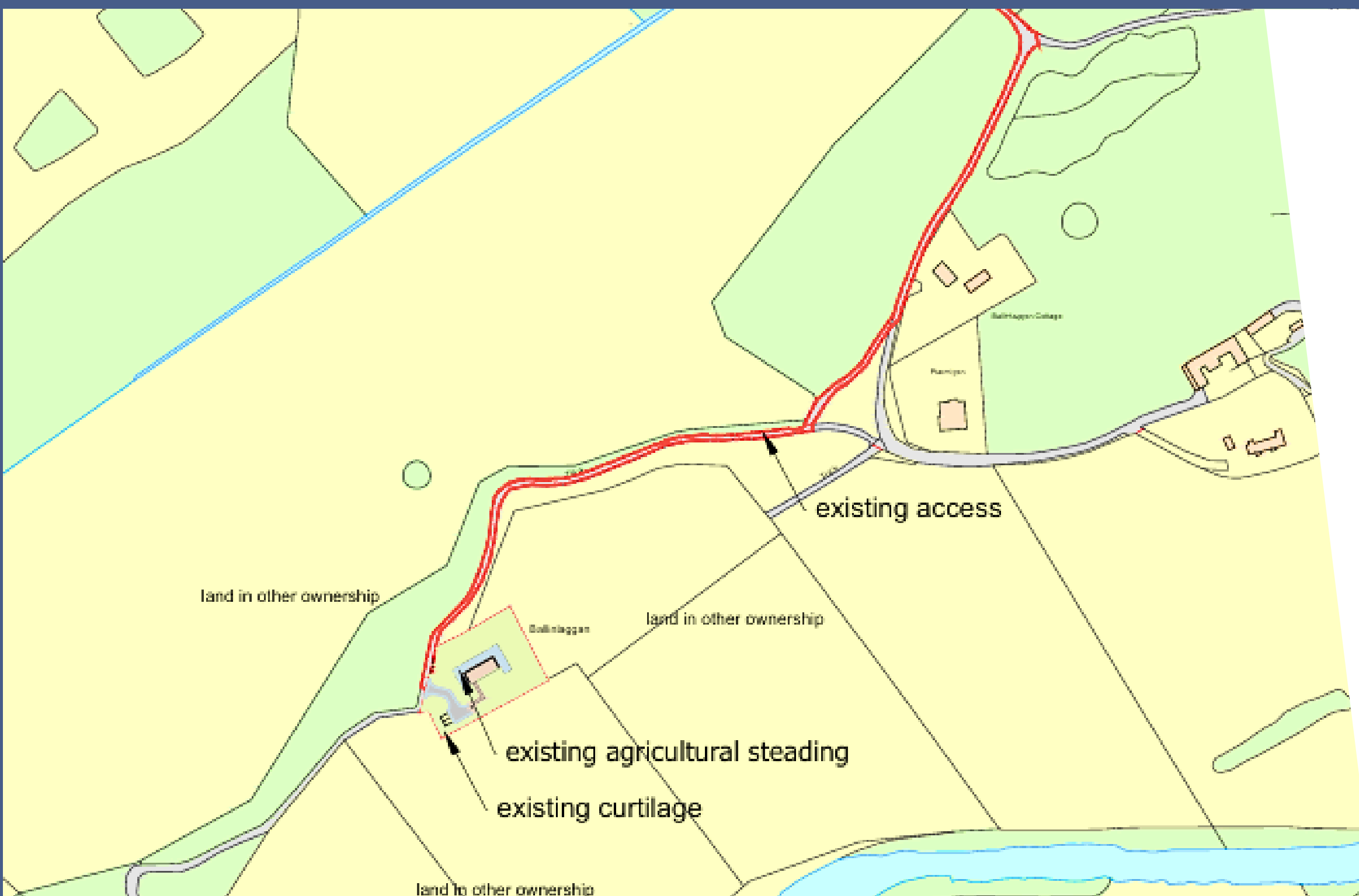
PRICE

Offers Over £250,000 are invited. The seller reserves the right to accept or refuse a suitable offer at any time.

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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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