

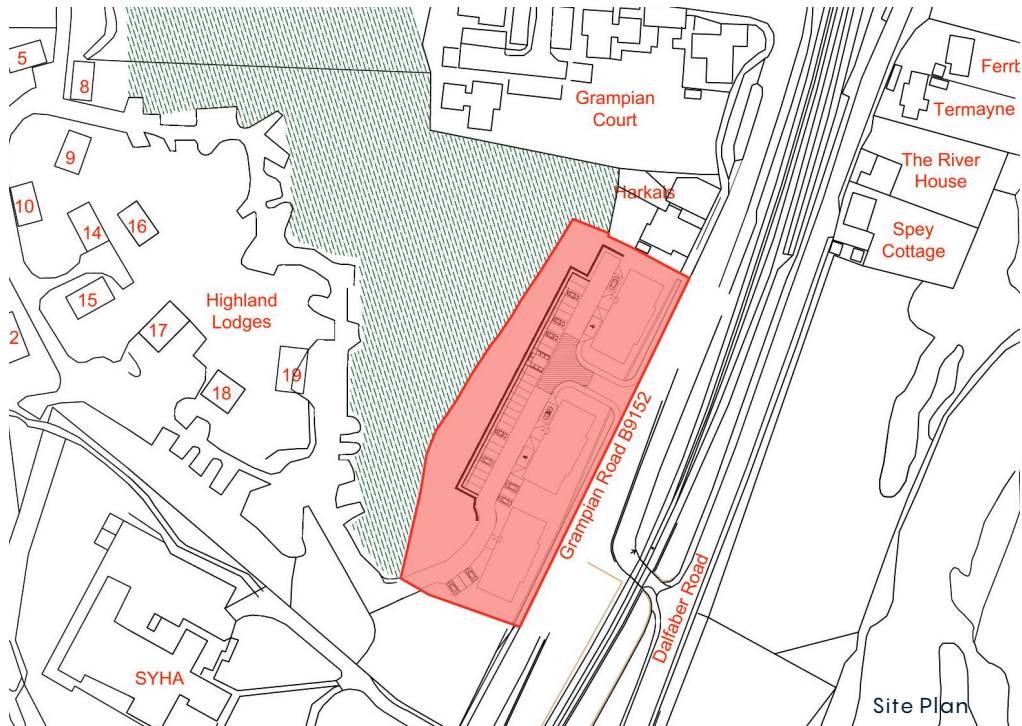
FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Residential Development Opportunity at Grampian Road, Aviemore, PH22 1RH

- Residential Development opportunity with full planning permission
- Planning consent for erection of 3 blocks of flats (27 units) with associated parking and access
- Total Site Area: 1.10 acres or thereby
- Prime location on Grampian Road — main thoroughfare through the town
- No affordable housing element required (offset elsewhere)
- Mountain views
- Guide Price: On application
- A rarely available development site



LOCATION

Aviemore is a popular tourist destination known for its stunning natural beauty, outdoor activities, and vibrant local culture. Visitors can enjoy activities like hiking, skiing, mountain biking, and wildlife spotting in the Cairngorms National Park. Aviemore also offers a range of accommodation options, restaurants, and shops to cater to tourists. It's a great place to experience the Scottish Highlands and immerse oneself in the charm of the region.

The development occupies a prime site just south of Aviemore Town Centre. Aviemore is a highly sought-after residential area located within the picturesque Cairngorm National Park. Over one million tourists travel to Aviemore each year with the intention of taking in the scenery as well

as exploring the wide range of outdoor activities which Aviemore offers.

Aviemore has a resident population of roughly 3,300 and attracts over one million tourists, with approximately 77% staying overnight (2020), and it is estimated that 32% of tourists stay within self-catering accommodations. While most visitors are sightseers who aim to spend multiple days admiring Aviemore, the town is also popular with day-trippers from other parts of Scotland and UK holidaymakers on short breaks.

There is a number of visitors who visit the town year-round. However, the majority of visitors arrive during the Summer months, with roughly 56% of visitors arriving during the summer months. There is still a

demand throughout the rest of the year, with 20% of visitors arriving in Autumn, 12% in Winter and 12% in Spring.

Of these visitors, 23% of all overnight stays are spent in self-catering accommodation. Aviemore is a top-rated tourist destination which gives this development huge potential.

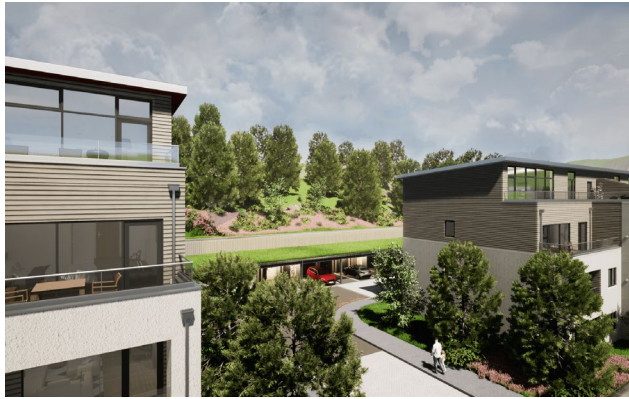
DEVELOPMENT OPPORTUNITY

The site extends to a gross development area of 1.10 acres or thereby on which there is full planning consent for 27 flats spread across three separate blocks. This consent also includes provisions for 37 parking spaces.

AVIEMORE RESIDENTIAL MARKET

The Aviemore residential market has shown positive trends in recent years. The region's natural beauty, proximity to outdoor recreational activities, and access to amenities have contributed to its appeal among homebuyers. The demand for properties, both as primary residences and vacation homes, has been steadily increasing.

One key factor driving the Aviemore market is the growth of tourism in the area. Aviemore attracts a significant number of visitors each year, particularly outdoor enthusiasts, skiers, and hikers. This has led to a rise in demand for vacation homes and rental properties, creating opportunities for property investors.



Property prices in Aviemore have been on an upward trajectory due to limited inventory and high demand. However, the market remains relatively affordable compared to other popular destinations. Buyers can find a range of property options, including detached houses, townhouses, and apartments, catering to different budgets and preferences.

The local government has also been investing in infrastructure development, improving transportation links, and promoting sustainable tourism. These initiatives further contribute to the attractiveness of the Aviemore residential market.

Overall, the Aviemore residential market presents opportunities for both buyers and investors, driven by the region's natural beauty, tourism growth, and ongoing infrastructure development.

PLANNING

Planning was granted on 9 April 2021 for the erection of three blocks of flats (27 units) with associated parking and access.

Reference No: 2019/0363/DET

Subsequently, on the 26 May 2022 a Road Construction Consent was granted for a new access & realigned public footway.

Reference No: 21/02344/RCC

Further information / drawings are available on application to the marketing agent.

SERVICES

We understand that the site will benefit from connections to utilities and drainage nearby, however, potential purchasers require to make their own enquiries in this regard.

VAT

Applicable

PRICE

On application.

LEGAL COSTS

Each party will pay their own legal fees. Should LBTT or Registration Dues be applicable, the purchaser will be liable.

VIEWING

Strictly by appointment, only to be made through Graham + Sibbald.

