



Croft and Plot

Boat of Garten, Highland, PH24 3BY

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Property Description

A rare opportunity to purchase a decrofted house site together with an adjoining owner occupied croft. The plot offers an excellent building opportunity, while the croft land provides additional amenity ground, grazing, or scope for small-scale agricultural use.

The site is set in a peaceful rural location, surrounded by countryside and woodland. Decrofting of the house site allows flexibility for development, while the accompanying croft land ensures space, privacy, and the potential for a range of uses in line with crofting regulations.

Planning Permission in Principle was granted on the 16th April 2025 under reference 24/03405/PIP and documents are available on request.

Local services and amenities are within easy reach in Boat of Garten while the surrounding area is known for its natural beauty, wildlife and outdoor pursuits.

This is an appealing option for those seeking to build a home in the Highlands with the added benefit of croft land included.

Croft

2 Croftnagarn is an owner-occupied croft extending to 6.41 hectares (15.84 acres) of which 0.74 acres is decrofted for a house site. The croft is situated within the Cairngorms National Park. The land is within Payment Region 1 and as Severely Disadvantaged. Under the National Scale of Land Capability for Agriculture the land is classed as Grade 3.2 and has been used for grazing or mowing purposes for many years. The southern areas of the croft have various tree species providing sheltered grazing. The croft is enclosed with stock fencing.

The land is IACS registered, consisting of two land parcels with the LPIS: NH/96364/19576 and NH/96250/19667 and is BPS eligible. Entitlements are not included in the sale.

Further information regarding crofting can be found on the Crofting Commission website www.crofting.scotland.gov.uk/



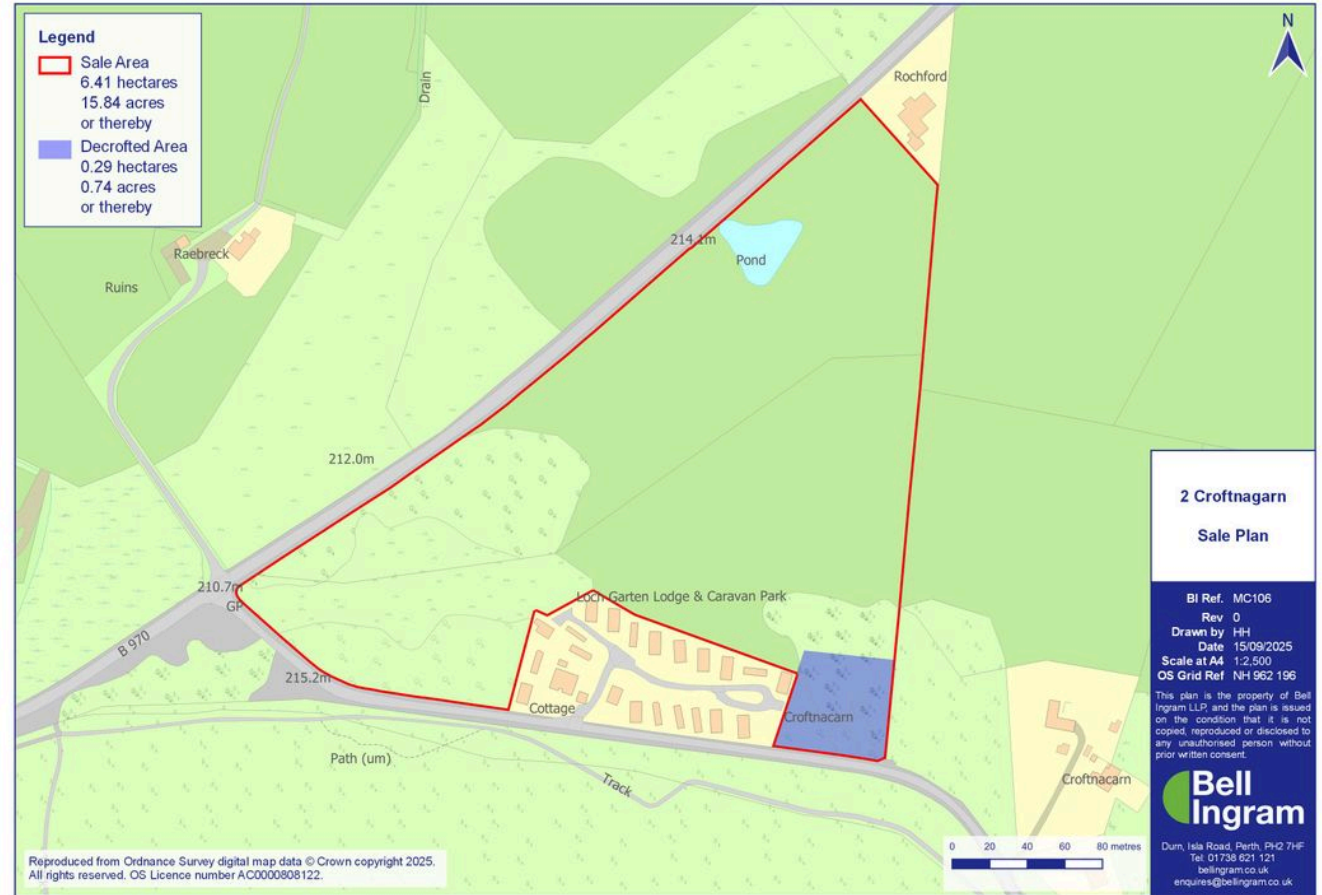
Plans

Approximate gross external area
15.84 acres

Location

Located close to the sought-after village of Boat of Garten, this plot offers a rare opportunity to create a home in the heart of the Cairngorms National Park. Just a short distance from the world-renowned RSPB Osprey Centre, the site is surrounded by beautiful Highland scenery, ancient pinewoods, and abundant wildlife.

Boat of Garten has excellent local amenities, including a primary school, village shop, post office, cafe, hotel, restaurant and an 18-hole golf course. The Community Hall hosts lots of events to suit all tastes. The nearest secondary school is in Grantown on Spey. The Strathspey Steam Railway and the River Spey add to the village's character, while nearby Aviemore provides wider services, shops, and access to rail links.



Details

Local Authority

Highlands and Islands Council

Council Tax

Band = To be assessed

EPC

EPC Rating = EXEMPT

Services & Additional Information

Services are available close by.

Directions

From Inverness, take the A9 south towards Aviemore. Continue on the A9 for approximately 25 miles, then take the exit signposted for Carrbridge/Boat of Garten (A95). Continue to follow the signs for Boat of Garten.

On reaching Boat of Garten, follow the signposts for RSPB Loch Garten Nature Reserve. At the T-junction with the B970, continue to follow the RSPB signage and turn left. After approximately ½ mile, take the first right towards the RSPB Loch Garten Nature Reserve.

The Croft entrance is on the left, just beyond Loch Garten Lodges.

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Enquire



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Offers Over £175,000