



Spyon Cop

By Mains of Glenbuchat | Strathdon | Aberdeenshire

**STRUTT
& PARKER**

Spyon Cop

By Mains of Glenbuchat | Strathdon |
Aberdeenshire | AB36 8TN

Strathdon 4 miles, Alford 15 miles, Aberdeen 42 miles

A traditional estate cottage in a spectacular location with planning approval for a replacement house with enchanting southerly views over the Upper Don Valley

Proposed accommodation over two floors to be finished in a wet dash render under a slate roof

Entrance hall | Dining/kitchen | Utility | Cloakroom |
Living room | Bedroom 1 | Family bathroom

Master bedroom with en suite | Bedrooms 3 and 4

For sale as a whole

Approx 2.5 acres (1 hectare)



Description

Spyon Cop is a traditional estate cottage set within the Cairngorms National Park located at the bottom of the Glen overlooking the River Don with distant views to Morven and Green Wood Hill. Abandoned in 1972, an opportunity has arisen to purchase the site with full planning permission for an architecturally designed replacement house with captivating views over the Don Valley and Glenbuchat Castle.

Spyon Cop has been granted planning permission for a four bedroom family home as per the adjacent floorplans, offering a very unique residential opportunity.

In addition to the existing planning permission, the current owners are consulting with the Cairngorms National Park Authority for an alternative design of replacement dwelling.

Grounds

The grounds at Spyon Cop extend to approximately 2.5 acres and are in rough pasture.

Situation

Spyon Cop is located in picturesque Glenbuchat in the Strathdon valley. On the edge of the Grampian Mountains, the relatively unknown glen is remarkably beautiful and unspoilt. The area is famed for the annual Lonach Gathering and for being home to the amusingly named village of Lost.

Alford is the nearest principal town and provides a range of amenities including a variety of shopping facilities, primary and secondary schooling, library, health centre, swimming pool, dry ski slope, 18 hole golf course, two museums and regular public transport to and from Aberdeen. The nearest primary school is 4 miles away at Towie with a school role of about 34 pupils.

The range of amenities available in the area are considerable with a number of golf courses, hill walking, climbing and skiing at the Lecht.

More comprehensive shopping facilities are available at Aberdeen, the "Oil Capital of Europe", which provides all the recreational, entertainment, educational and cultural facilities one would expect of a large city. Aberdeen has an international airport with an ever increasing range of domestic and European flights and regular inter-city services are provided from Aberdeen railway station.



Health and safety

Given the potential hazards of a redundant building, for your own personal safety we ask you to be as vigilant as possible when making your inspection, particularly around the building.

Planning permission

Planning permission ref: M/APP/2006/3959 has been granted for the conversion of the building into a four bedroom house as per the floor plans and elevations shown. Full copies of the plans are available from the selling agents.

Ground floor:

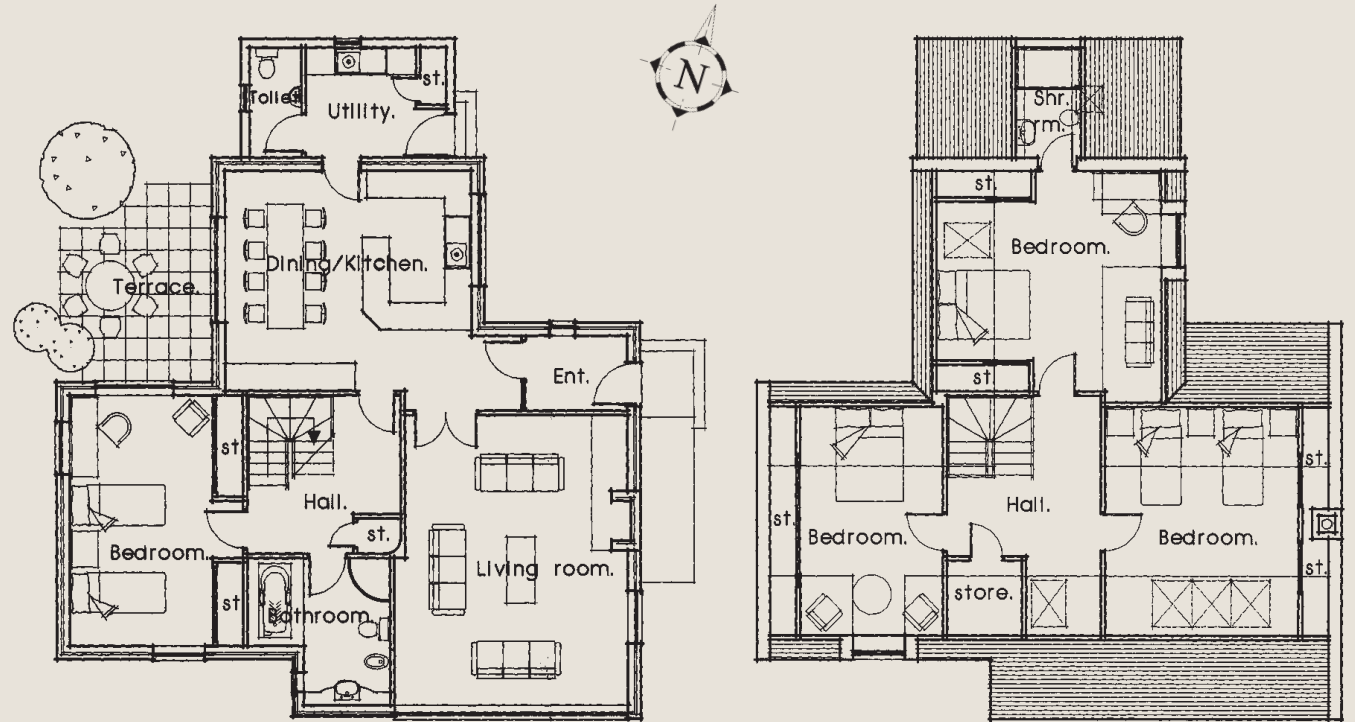
- Living room (5.3m x 6.5m)
- Bedroom 1 (3.2m x 5.7m)
- Kitchen (5.6m x 5.0m)
- Cloakroom, utility, hallway, bathroom and entrance hall.

First floor:

- Bedroom 2 (5.2m x 4.4m)
- Bedroom 3 (5.2m x 3.3m)
- Bedroom 4 (5.2m x 5.0m)
- Shower room and store.



South West Elevation.



Ground Floor Plan.

First Floor Plan.

General

Services Private water from a shared spring or the purchaser could install a borehole. Private drainage to be installed and mains electricity passes adjacent to the site.

Viewing Strictly by confirmed appointment with Strutt & Parker on 01330 826800. Email banchory@struttandparker.co.uk

Solicitors Campbell Connon, 36 Albyn Place, Aberdeen, AB10 1YF. Tel: 01224 585585

Government bodies

Aberdeenshire Council, Gordon House, Blackhall Road, Inverurie, AB51 3WA. Tel. 01467 620981
Cairngorms National Park, 14 The Square, Granttown on Spey, PH26 3HG. Tel. 01479 873535

Entry Early entry is available.

Rights of way, wayleaves and easements The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not.

Offers Offers should be submitted in Scottish Legal form to Messrs. Strutt & Parker, St. Nicholas House, 68 Station Road, Banchory, Kincardineshire, AB31 5YJ. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

Notes All items known as tenants' fixtures and fittings are excluded from the sale. Electrical and other appliances mentioned in the sales particulars have not been tested by Strutt & Parker, therefore prospective purchasers must satisfy themselves as to their working order.

While we endeavour to make our sale particulars accurate and reliable, if there is any point which is of particular importance to you, please contact Strutt & Parker and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

Directions

Travelling from Aberdeen take the A944 west to Alford. About 1 mile west of Alford the A944 meets the A980; turn right towards Bridge of Alford. Cross the River Don and continue on the A944. At its junction with the A97 turn left onto the road signposted Strathdon and Tomintoul. Continue along the A97 road for approximately 8 miles and turn right just beyond the sign to Glenbuchat. For the purposes of inspection park in the Castle car park and follow the track up the hill.

Viewing strictly by appointment through Strutt & Parker



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OVERSEAS PURCHASERS Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.

SPECIAL CONDITIONS OF SALE 1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands. 2. The subjects will be sold subject to all rights of way, rights of access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale. 3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry. 4. A right of access will be granted from the public road passed Mains of Glenbuchat and then up the track to the site. Maintenance to the farm buildings from the public road will continue to be the responsibility of the seller. From the farm buildings up the hill it will be according to user. If the track is tarred, this will be at the sole cost of the purchaser, as will future maintenance. The track is used by the farm and as access to 2 radio masts. 5. The boundaries are to be fenced by the buyer in post and wire or dry stone wall and maintenance will be their sole responsibility.

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