59 High Street

Archiestown, Aberlour

Banffshire AB38 7QZ



PROPOSED TWO-BEDROOM BUNGALOW

A new home in Speyside

With an existing cabin, artist studio and workshop

Offers over £395,000

Proposed 2027 build, subject to planning permission and building warrant.

The opportunity



A village setting with countryside views

59 High Street offers the opportunity to acquire a property in the Speyside village of Archiestown, with a proposed two-bedroom bungalow and three existing buildings already on site.

The owner proposes a Scandinavian-style micro-home design, with a single-storey layout and contemporary finishes. A self-contained cabin, separate artist studio or home office and insulated workshop accompany the project.

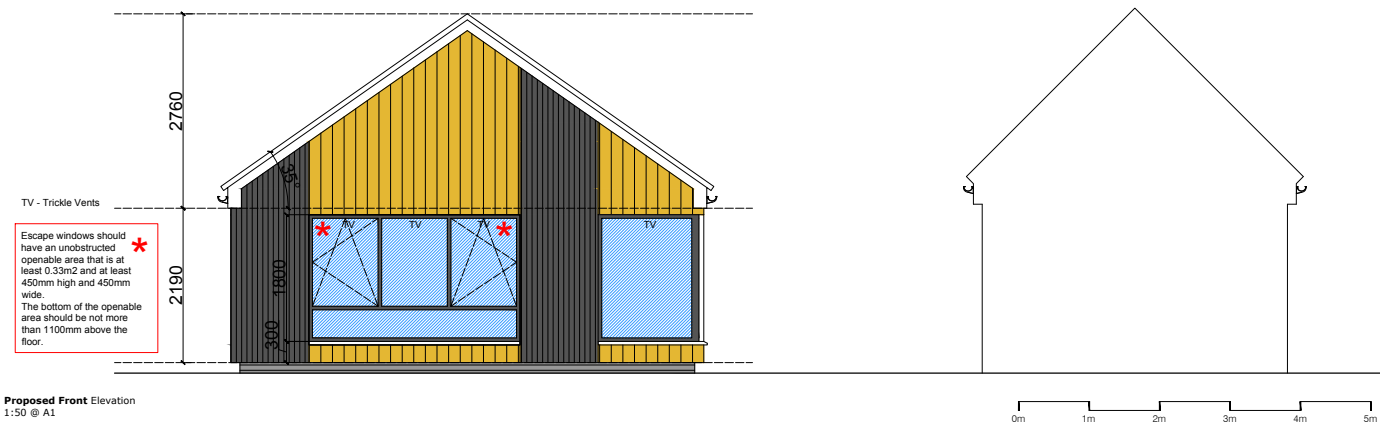
AT A GLANCE

- **Proposed two-bedroom bungalow**
- **Existing self-contained cabin**
- **Artist studio / home office**
- **Insulated workshop with power**
- **Mains services on site**
- **Offers over £395,000**

Archiestown lies in the heart of Speyside, close to renowned distilleries including Macallan and Cardhu. The original sales particulars describe open countryside views towards Ben Rinnes.

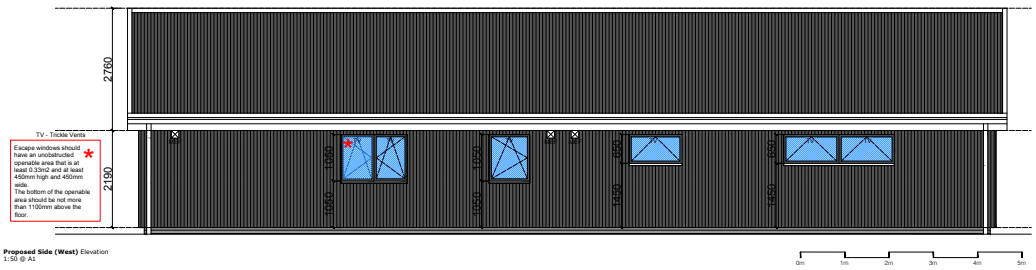
The proposed bungalow

Scandinavian-style micro-home design



Proposed Front Elevation
1:50 @ A1

PROPOSED FRONT ELEVATION



Proposed Side (West) Elevation
1:50 @ A1

PROPOSED SIDE ELEVATION

The owner’s proposed specification

Steel sheet cladding with timber detailing, full underfloor heating and an air source heat pump. The owner’s update specifies triple-glazed aluminium windows and doors. Final materials and specification are subject to agreement.

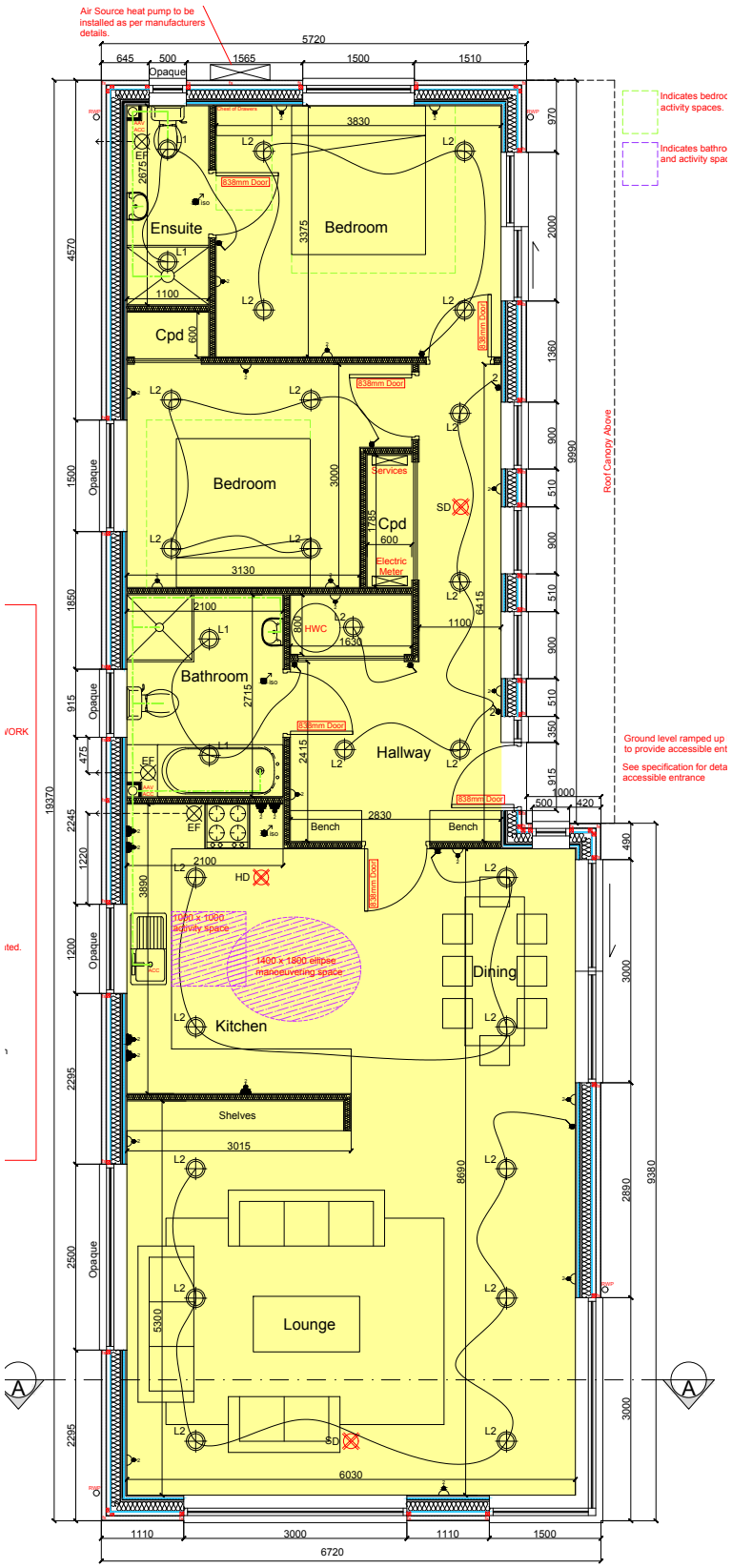
The revised plan provides two bedrooms, including a principal bedroom with en suite, a separate bathroom and an open-plan kitchen, dining and lounge area.

Planning permission and a new building warrant have been applied for. Construction is intended to begin once both are in place, with the owner anticipating a 2027 build and completion project.

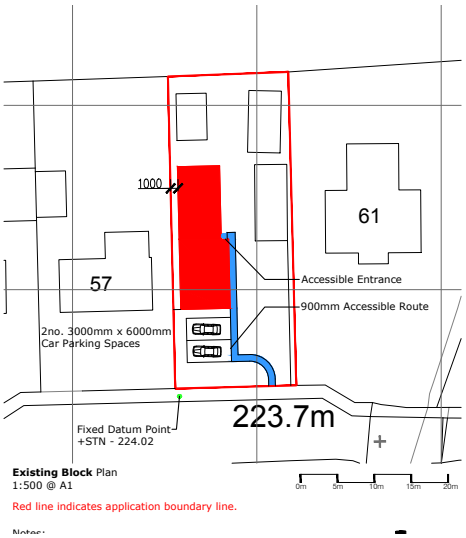
Bach Design drawings dated 17 September 2026. Illustrative extracts, reduced from the originals and not to scale.

Plans & layout

Proposed accommodation and application site



PROPOSED BLOCK PLAN



Approximately 694 sq m

Site area stated on the revised architect's drawing. Extent and boundaries are subject to title confirmation.

PROPOSED ACCOMMODATION

Two bedrooms

Principal en suite

Separate bathroom

Kitchen / dining / lounge

Entrance hallway

Storage cupboards

The garage is marked as excluded from this planning application. The existing workshop is described separately in these particulars.

Extracts from Bach Design drawing 24054_001 revision E, dated 17 September 2026. Reduced for marketing and not to scale. The red line shows the planning application boundary.

The existing buildings





SELF-CONTAINED CABIN

The owner confirms the cabin is finished and liveable, with bedroom accommodation, a kitchen and a WC / shower. Services are working and Wi-Fi is connected.



ARTIST STUDIO / HOME OFFICE

A separate studio or home office, which the owner describes as fully finished and operational, including a Wi-Fi connection.



INSULATED WORKSHOP

A large insulated workshop with power and lighting. The owner confirms it is operational and advises that new external cladding is to be fitted.

Photographs show the existing buildings. Completion, condition and service statements above reflect the owner's October 2026 update.

Further information

PLANNING & BUILD PROGRAMME

The owner's update of 8 October 2026 confirms applications for new full planning permission and a building warrant for the two-bedroom bungalow. The owner estimated 12 to 16 weeks to secure these, with building to follow and a 2027 build and completion anticipated. Timing remains subject to approvals and the construction programme.

SERVICES & TENURE

Mains water, drainage and electricity are identified in the existing particulars. The owner confirms working services to the cabin and Wi-Fi to the cabin and studio. These have not been independently tested by CCL.

The existing particulars describe the tenure as freehold, subject to confirmation of title by the purchaser's solicitor.

PRICE

Offers over £395,000

Contact CCL to discuss the proposed build, final specification, completion arrangements and what is included in the sale. The owner is happy to answer questions from interested purchasers through the selling agent.

IMPORTANT INFORMATION

These particulars are a general guide and do not form part of any contract. A detailed survey has not been carried out, nor services, appliances or fittings tested. Photographs show the existing site and buildings. Drawings show the proposed bungalow and do not represent a completed house. Plans are illustrative and not to scale. Areas are approximate. Purchasers should verify title, boundaries, consents, specification and all matters material to their decision. The owner's glazing specification differs from the uPVC glazing noted on the drawings, so the final specification must be confirmed. All offers should be submitted in writing to CCL Property. Register your interest if you wish to be advised of a closing date.

CCL

Arrange a viewing

All viewings by appointment through CCL Property.

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