



LAND AT THE GLEBE

LAGGANALLACHIE, LITTLE DUNKELD, PERTHSHIRE

Block of permanent pasture in a highly scenic location in Perthshire.

Dunkeld 3.6 miles ■ Aberfeldy 14.7 miles ■ Perth 17.3 miles

Acreage 3.56 acres (1.44 hectares)

Offers Over £20,000

- Approximately 3.5 acres of Grade 5.2 permanent grazing ground
- The Logie Burn runs through the land, suitable for livestock.
- Elevated location overlooking beautiful countryside
- Lovely rural location near Dunkeld

Perth
01738 451111
perth@galbraithgroup.com



SITUATION

The Land at The Glebe sits in a highly accessible and rural location in Perthshire approximately 3.5 miles west of the major A9 trunk road and Dunkeld. Lying on the banks of the River Tay with its historic Cathedral and thriving community, Dunkeld is equipped with superb day to day facilities including a delicatessen, bakery, butcher, small supermarket, further independent retailers, restaurants and coffee shops, golf course, medical centre and primary school. There is also a train station close to Dunkeld providing regular services north and south together with the sleeper service to London.

Perth lies some 13 miles to the south and provides comprehensive services including national retailers, leisure facilities and bus and train stations, whilst Dundee lying 42 miles to the east provides two Universities and an airport with daily flights to London Stansted Airport. Edinburgh and its international airport can be reached by car in under 2 hours.

DESCRIPTION

The Land at The Glebe comprises approximately 1.44 Hectares (3.56 Acres) of permanent pasture. The land is classified as Grade 5.2 by the James Hutton Institute meaning it is suitable for use as improved grassland. It has a gated entry directly off the minor public road and slopes steeply south enjoying a superb outlook over the surrounding countryside and hills beyond. The Logie burn runs through the land at the southern boundary suitable for livestock.

The sellers will retain a clawback and will seek a percentage of uplift in value in the event planning consent is granted for additional residential units or any other alternative development. Please contact the selling agents for further details.

METHOD OF SALE

Land At The Glebe is offered for sale as a whole.

NITRATE VULNERABLE ZONE (NVZ)

The land at Land At The Glebe is not included within a Nitrate Vulnerable Zone.

LESS-FAVOURLED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a Non-Less Favoured Area.

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 5 Kinnoull Street, Perth, PH1 5GD T: 01738 475 000

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID, Strathearn House, Broxden Business Park, Lamberkin Drive, Perth, PH1 1RX. T: 01738 602000

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property title they are included within the sale.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.

DIRECTIONS

From the A9, take the A822 (Old Military Road) towards Crieff and Crianlarich. Continue for approximately 2.2 miles before turning right for Rumbling Bridge and Lagganallachie. After 0.8 miles, the Land at the Glebe is on the left-hand side.

POST CODE

PH8 0BP

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: ///unscrew.interviewer.corded

SOLICITORS

DMD Law LLP, 22 St. John's Road, Corstorphine, Edinburgh, EH12 6NZ Tel: 0131 316 4666

VIEWING

Strictly by appointment with the Selling Agents.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified

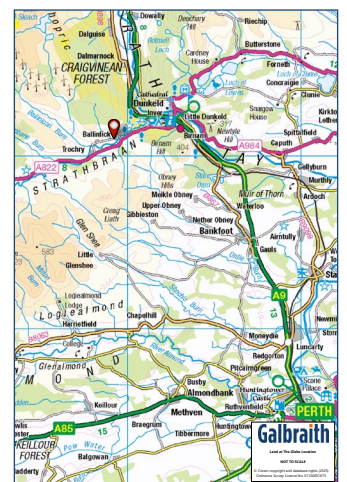
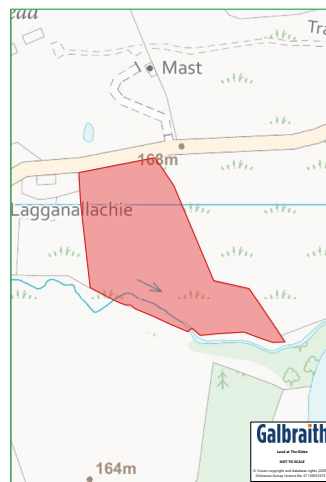
Failure to provide required identification may result in an offer not being considered.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farm land and water courses.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business