



BALLINDEAN FARM

By Inchtute, Perthshire

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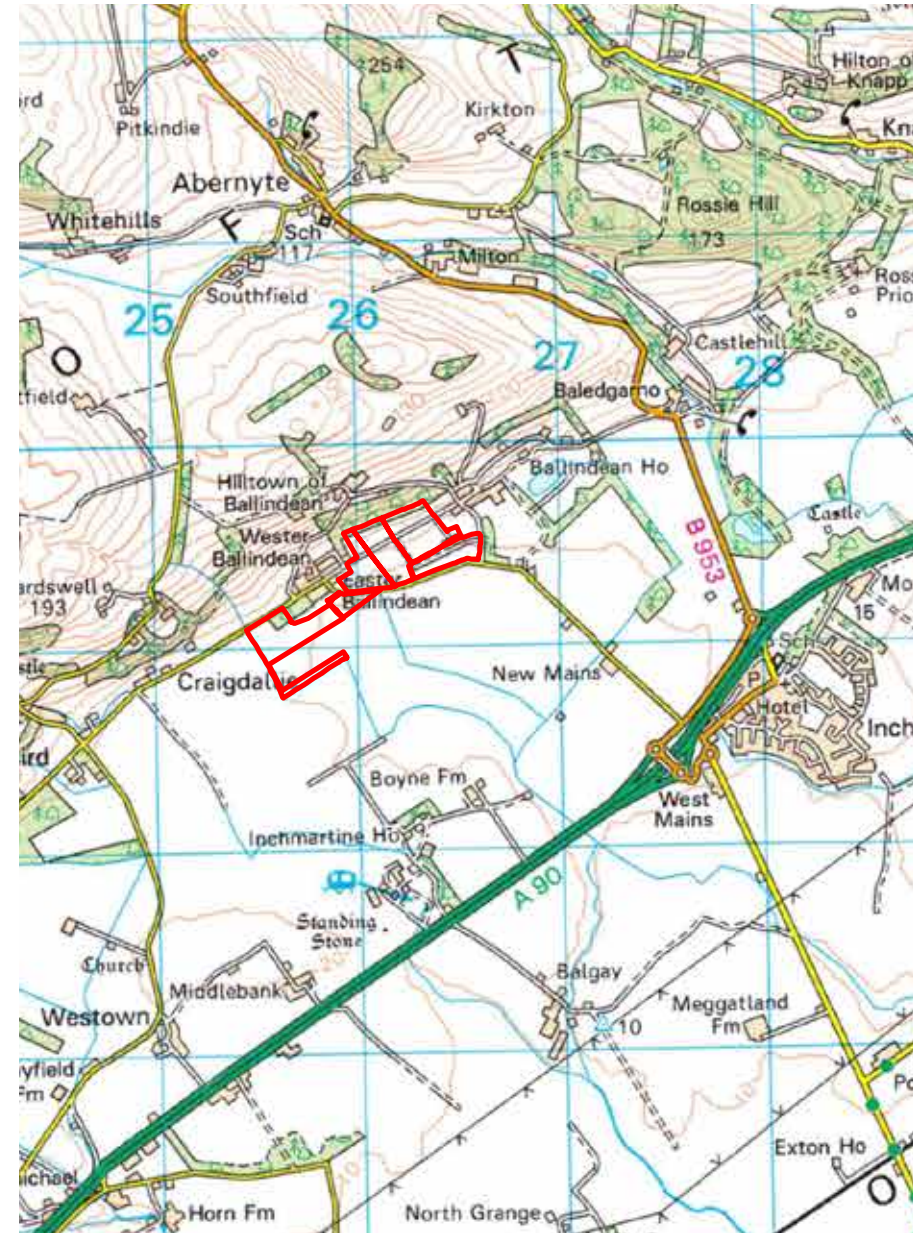
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BALLINDEAN FARM, NEAR INCHTURE, PERTSHIRE, PH14 9QS

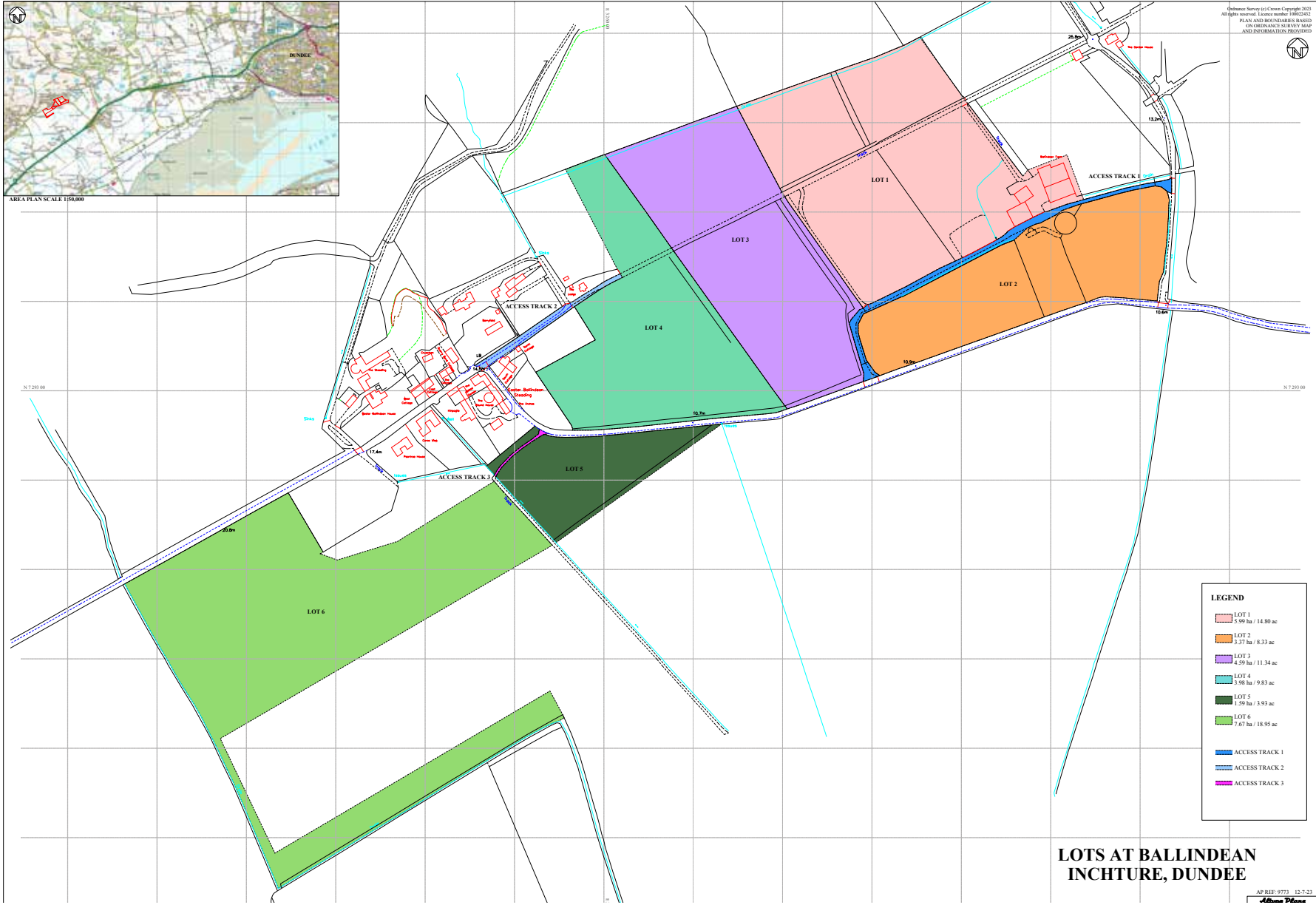
An excellent block of productive arable land with a house site and farm buildings extending to approximately 27.13 HA (67.03ac) situated in a quiet rural setting.





AREA PLAN SCALE 1:50,000

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 PLAN AND BOUNDARIES BASED
 ON ORDNANCE SURVEY DATA
 AND INFORMATION PROVIDED



LEGEND	
[Pink Box]	LOT 1 5.99 ha / 14.80 ac
[Orange Box]	LOT 2 3.37 ha / 8.33 ac
[Purple Box]	LOT 3 4.59 ha / 11.34 ac
[Light Green Box]	LOT 4 5.98 ha / 9.83 ac
[Dark Green Box]	LOT 5 1.59 ha / 3.93 ac
[Light Green Box]	LOT 6 7.67 ha / 18.95 ac
[Blue Box]	ACCESS TRACK 1
[Cyan Box]	ACCESS TRACK 2
[Magenta Box]	ACCESS TRACK 3

**LOTS AT BALLINDEAN
 INCHTURE, DUNDEE**

AP REF: 9773 12-7-23
 Adams Plans



Lots 4, 5 and 6

GENERAL DESCRIPTION

The land at Ballindean Farm is a productive block of south-facing arable land more recently used for grazing livestock and horses. There are three general purpose sheds, two of which are set up as equestrian stables. Permission for a 7 Bedroom farmhouse was granted in November 2010. Groundworks were commenced at the time and a Notice of Initiation of Development has been registered with Perth and Kinross Council on 15 November 2013.

The land is split North and South between a C class public road.

The property is interspersed with well-established poplar and conifers providing character and shelter.

There is a large General Purpose shed which has a solid concrete floor and large sliding doors meaning easy access with lorries and tractors.

Ballindean village bounds the property on its west side with Inchturlach under 2 miles away, Dundee only 6 miles and Perth at around 10 miles meaning it's very conveniently located.

Land

There are approximately 45 acres on the north side of the public road and approximately 22 acres to the south. Part of the land on the north side is on the flat with the upper parts to the north gently sloping. The Grade 2 land sits within the southern block where a strip of land has been retained around the periphery of the neighbouring property allowing for potential future drainage requirements should it ever be developed.

Lot Number	LPID	FIELD AREA		CROPPING
		(Ha)	(Ac)	
1	NO/262223/29589	1.16	2.86	2023 PGRS
	NO/26300/29482	1.72	4.25	
	NO/26330/29633	0.95	2.34	
	NO/26394/29543	1.15	2.84	
2	NO/26567/29462	3.39	8.37	PGRS
3	NO/26111/29547	1.73	4.27	PGRS
	NO/26193/29412	2.75	6.79	
Sub Total		12.85	31.72	
89/629/0023				
4	NO/26026/29341	3.69	9.11	PGRS
	NO/25966/29498	1.6	3.95	
5	NO/25977/29209	1.6	3.95	PGRS
6	NO/25697/29038	7.98	19.71	PGRS
Sub Total		14.87	36.72	
TOTAL		27.72	68.44	





Lots 4 and 5



Residential House Site

An elevated, south facing plot with planning permission granted on 25 November 2010 (09/01880/FLL) for a 7 bedroom farmhouse. Groundworks were started and a Notice of Initiation of Development was lodged with Perth and Kinross Council on 15 November 2013. Services are in close proximity at the steading. Red Sandstone may be available to face the farmhouse by separate negotiation.

Additional plots with potential for houses adjacent to Ballindean Village may be available under separate negotiation.

The Buildings

The General Purpose Shed (35.5m x 29m) and Garage (15m x 4.5m)
A former grain store and general purpose steel framed shed with concrete floor has most recently been utilised for indoor equestrian schooling but could serve for a multitude of purposes in what is a really well-lit space. There is a lean to attached on its northern side which used to be for the grain dryer.

The Stable Block (13m x 12m)

There are 6 moveable horse stalls and some storage space within this pole barn. These have electricity and mains water.

Outbuilding 2 (13m x 22m)

This has been customised with a kitchen and living room area but also forms part of the overall stable block (15 stables) as well as having some room for additional storage.

The Dutch Barn

There is a small barn to the rear of the steading which is open ended but provides a little more space to store items under cover.

Existing Rights, Servitudes & Wayleaves

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.

Sporting, Mineral & Timber

The mineral rights are included in the sale insofar as they are owned by the seller. Sporting rights are not included apart from the right to control vermin (such as rabbits and hares) and marauding deer. All standing and fallen timber is also included in the sale.

Services

The property has mains water and electricity connections present and available.

Ingoing Valuation

The purchaser(s) of the land at Ballindean shall, in addition to the purchase price, be obliged to take over and pay for all cultivations and growing crops on a seed, labour, lime, fertiliser, sprays and machinery basis with an increment representing the enhanced value of the establishment and age of such crops, at a valuation to be agreed by a mutually appointed valuer(s).

Basic Payment Scheme

The whole property has been registered with Scottish Government Rural Payments and Inspections Division who have allocated a holding and parcel number to each location. All of the parcels are designated as Region 1. The owners have claimed the Basic Payment Scheme for 2023 over the eligible land and will retain any payments due in respect of the scheme. The owners hold and own the associated entitlements which are available to purchase by separate negotiation.















Access

The whole property can be easily accessed directly from an unclassified local authority adopted public road and lots or by a private internal track.

Viewing

Potential purchasers are welcome to view the property whilst in possession of a copy of these sales particulars and having first made an appointment with the sole selling agents, Neil Cameron Associates (Scotland) Ltd. Appropriate caution should be exercised at all times during inspection.

Method of Sale

The land at Ballindean Farm is offered for sale as individual lots or also as a whole, freehold and with vacant possession.

The land is formed by two separate location codes, namely; 89/692/0023 and 89/696/0032.

Date of Entry

The date of entry will be upon conclusion of the sales missives or by prior agreement.

Closing Date & Offers

A closing date for offers may be set, therefore, prospective purchasers should formally note their interest with the selling agents. Offers should be submitted in Scottish Legal Form to the selling agents, Neil Cameron Associates (Scotland) Ltd, Balmacaan Steading, Cawdor, Nairn IV12 5XP. Our client is not bound to accept the highest or any offer and has the right to remove the property from sale at any time.

Solicitor

MacNabs LLP
10 Barossa Place
Perth
PH1 5JX
Tel. 01738 503983

Important Notice

Neil Cameron Associates (Scotland) Ltd, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Neil Cameron Associates (Scotland) Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
3. No responsibility can be accepted for any expenses incurred by potential purchasers when inspecting properties which have been sold, let or withdrawn.
4. Offers should be submitted in Scottish Legal Form to the sole selling agents, Neil Cameron Associates (Scotland) Ltd. Our client is not bound to accept the highest or any offer. The seller has the right to remove the property from the market or accept an offer at any time.
5. Potential purchasers should take care when viewing the property, particularly with the potential hazards associated with a working farm.
6. The photographs used within these sales particulars were taken in June 2023.

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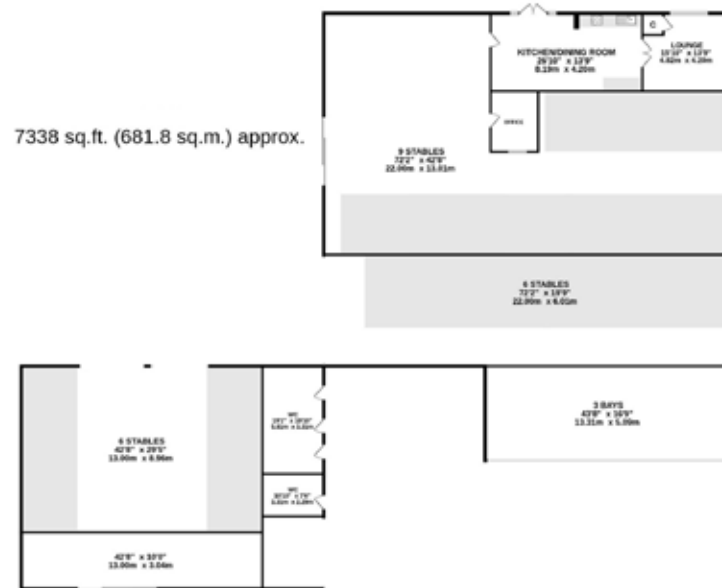
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11808 sq.ft. (1097.0 sq.m.) approx.



7338 sq.ft. (681.8 sq.m.) approx.



TOTAL FLOOR AREA : 19146 sq.ft. (1778.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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