

**LAND HOLDING** COMPRISING OF GRASSLAND AND MIXED AREAS OF WOODLAND.  
LAND BY SOUTH CAIRNIES • GLENALMOND • PERTHSHIRE • PH1 3RY



**DM HALL**



## HIGHLIGHTS

- Grazing and amenity land holding extending to approximately 2.27 Ha (5.62 Acres).
- Mixed areas of woodland.
- Peaceful rural setting
- Nearby village

Perth 14 miles (approximately)  
Stirling 38.6 miles (approximately)  
Edinburgh 54.5 miles (approximately)

Approximately 2.27 Ha (5.62 Acres)

Offers Over £30,000



## LOCATION

This unique parcel of grazing and amenity land is situated in the highly scenic and sought after area of Glenalmond, approximately 14 miles west of Perth. The surrounding landscape is characterised by rolling hills and farmland. It offers a peaceful rural setting with other agricultural fields and residential dwellings in close proximity. Glenalmond is a quiet and serene location with a well-known prestigious school. The nearby village of Methven, just a short drive away, provides local amenities including shops and a post office. For more comprehensive services, residents typically travel to Perth, which offers a wide range of shopping, dining, and healthcare facilities, as well as excellent transport links to Edinburgh, Glasgow, and other major cities.

## DESCRIPTION

The subjects of sale are accessed from the main road and there is a metal field gate in place. The site comprises approximately 5.62 acres of former agricultural land which has established trees and may be suitable for grazing, woodland creation or amenity use. Historically the land was used for sheep and cattle grazing, we understand that the land has not been farmed for some years. There is a farm track leading north towards a residential estate, over which agricultural access is permitted. The land is enclosed by post and wire fencing of mixed repair.

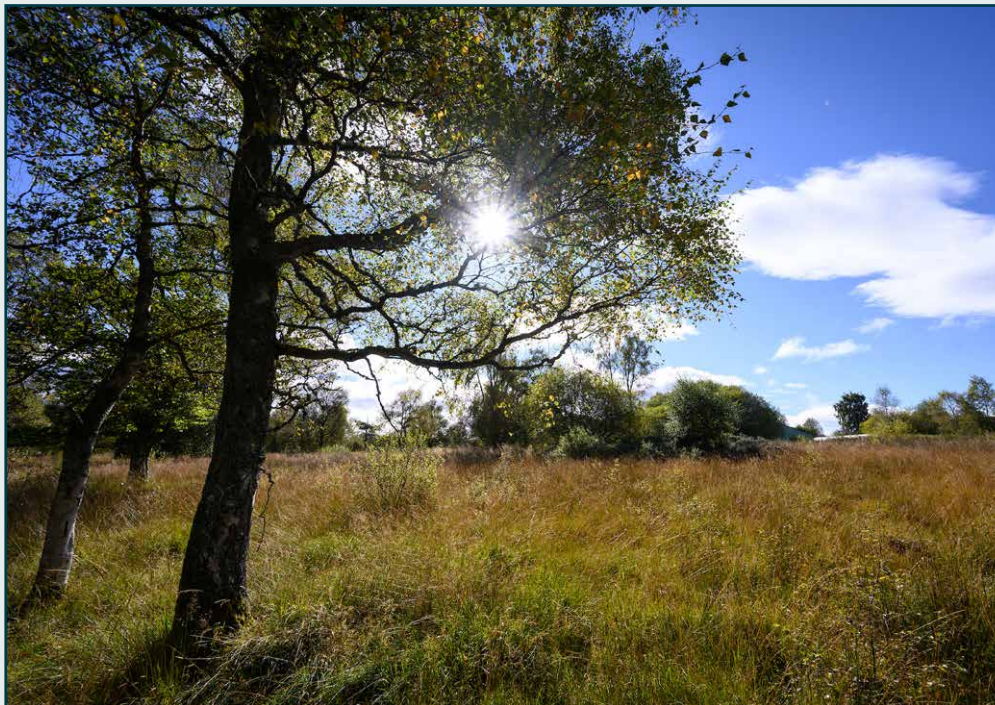
The land is shown on the James Hutton Institute Land Capability for Agriculture Use as being of Class 4:2 in quality.

## SERVICES

We are not aware of any services in the field, though we would assume a connection is nearby given the proximity of residential dwelling houses.







## SEPA

According to SEPA flood maps, the map currently shows that there are no short terms or long-term floor risks at the site. Purchasers should familiarise and satisfy themselves with the most up to date information from SEPA. Purchasers can view the SEPA maps via this link: <https://www.sepa.org.uk/environment/water/flooding/flood-maps/>

## ACCESS & BOUNDARIES

A farm track leads from the road, over which agricultural vehicles and pedestrian access is permitted. The ground for sale is as is described in the title deeds and warrandice will be excluded for any area where the property is outside the legal boundary.

## RATEABLE VALUE

No rateable value currently applies to this agricultural site. However, the subjects may require to be assessed to meet specific occupier requirements. Further information on rate payments are available at [www.saa.gov.uk](http://www.saa.gov.uk).

## ENVIRONMENTAL AND HERITAGE CONSERVATION

We are not aware of any designations over the land. Purchasers should make their own enquiries as to environmental or heritage conservation designations over the land.

## PLANS AND AREAS

The plans provided within these particulars are based on the Ordnance Survey and are for reference only. The purchaser shall be deemed to have satisfied themselves as to their accuracy and any error shall not annul the sale or entitle any part to compensation in respect thereof.

## LOCAL AUTHORITY

Perth and Kinross Council  
Contact the Council - Perth & Kinross Council ([pkc.gov.uk](http://pkc.gov.uk))  
01738 475000

## SOLICITOR

Masson Cairns Ltd  
Solicitors & Estate Agents  
Strathspey House  
36 High Street  
Grantown-On-Spey  
PH26 3EQ







## THIRD PARTY SERVITUDES AND BURDENS

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The property is sold subject to and with the benefit of all existing servitude and wayleave rights, including rights of access and rights of way, whether public or private. The purchaser(s) will be held to have satisfied themselves as to the nature of all such servitude rights and others following their solicitors' examination of the title deeds.

## HEALTH AND SAFETY

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This is a rural land holding and appropriate caution should be exercised at all times, particularly in reference to any uneven land surfaces or disused farm equipment.

## VIEWINGS

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Viewings are by appointment, though you may not be accompanied. Appropriate caution should be exercised at all times in relation the to the Health & Safety statement above.

## DIRECTIONS

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The postcode is PH1 3RY. Alternatively, please use the following link: <https://what3words.com/lasts.refrained.influence>

## ENTRY

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By mutual agreement.

## OFFERS

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Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

## ANTI-MONEY LAUNDERING COMPLIANCE

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DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent



with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.

## THIRD PARTY RIGHTS AND SERVITUDES

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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 to have satisfied themselves in all respects thereof.





# DM HALL

## PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property. DM Hall, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to DM Hall, in writing, may 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.

Photographs taken September 2024. Particulars prepared September 2024.