

**WONDERFUL LAND HOLDING EXTENDING TO APPROXIMATELY 1.98 HA (4.90 ACRES),
HIGHLY SCENIC AND EASILY ACCESSED**

LAND BY CASTLELAW CRESCENT • ABERNETHY • PERTH & KINROSS • PH2 9LP



DM HALL

Property Details

Wonderful land holding extending to approximately 1.98 Ha (4.90 acres), highly scenic and easily accessed.

Perth 7.8 miles (approximately)

Dundee 23.2 miles (approximately)

Edinburgh 42.1 miles (approximately)

Approximately 1.98 hectares (4.90 acres)

Offers Over £70,000

LOCATION

The land is situated on the western edge of Abernethy, a historic and picturesque village in Perth & Kinross, known for its sense of community and scenic rural surroundings. Abernethy offers a range of local amenities including a primary school, village shop and café with further services and retail options available in nearby Newburgh and Perth, which lies approximately 10 miles to the northwest. The area is well connected via the A913 and the nearby M90 motorway, offering convenient access to Perth, Dundee, Edinburgh and beyond, making it an attractive location for both commuters and those seeking a peaceful countryside setting. The surrounding landscape comprises of residential units, open farmland and equestrian fields.

DESCRIPTION

These fantastic fields are accessed from a private road off Castlელaw Crescent and extend in all to approximately 1.98 hectares (4.90 acres). The fields have been utilised historically for equestrian and smallholding purposes. A caravan has been sited on the land for many years and remains in situ though is in poor order. The land offers a degree of seclusion while enjoying a frontage to Perth Road and access from Castlელaw Crescent (agricultural field gate). According to the James Hutton Institute, the soil is classified as Class 2, suitable for a wide variety of agricultural uses. The land is classed as F1 for forestry (land with excellent flexibility for the growth and management of tree crops). The land has a sloping topography from south to North, and the land lies adjacent to established residential areas and open countryside. The boundary to Perth road contains a number of shrubs and trees providing privacy and screening to the fields. The site is well suited to equestrian, market garden or agricultural activity, with the potential for further uses subject to obtaining the necessary planning permissions.



PLANNING

The fields are not allocated for any other use in the current Local Development Plan. However a small portion of the site (approx. 0.1 hectares) falls within the existing settlement boundary. Prospective purchasers may wish to make their own enquiries about planning prospects or the creation of a new access from Perth Road. Interested parties are encouraged to seek independent planning advice.

CLAWBACK PROPOSAL

A negotiable clawback clause will be included in the missives of sale. This will entitle the seller to 50% of any uplift in value arising from the grant of planning permission for any form of development (residential, commercial, infrastructure or other), valid for a period of 25 years. For full details, please contact the selling agents.

SERVICES

We are not aware of any services within the field however services are nearby. Purchasers will need to make their own enquires with service providers in relation to proposed applications and will be responsible for connection costs. A wayleave is in place for a water pipe which crosses the south west corner, further details are available from the Selling Agents. Overhead cables cross the fields in the mid-section from east to west.

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

The site is accessed from an agricultural field gate providing vehicular access from Castlelaw Crescent. The site has post and wire boundary fencing to all sides. Potential access from Perth Road may offer improved access but would be subject to obtaining the necessary consents. 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 land. 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.

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

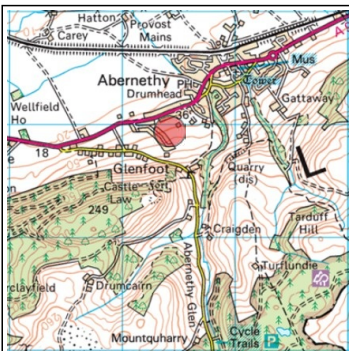
Contact the Council - Perth & Kinross Council (pkc.gov.uk)

01738 475000

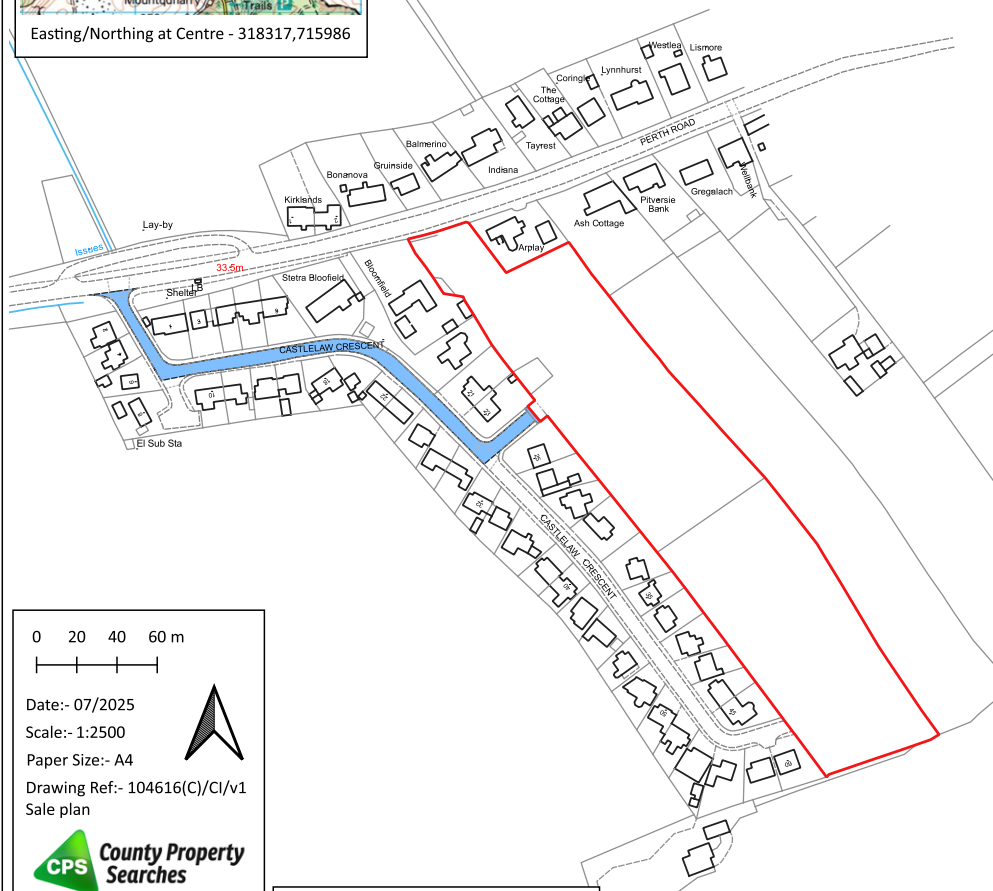




LOCATION



Easting/Northing at Centre - 318317,715986



0 20 40 60 m

Date:- 07/2025

Scale:- 1:2500

Paper Size:- A4

Drawing Ref:- 104616(C)/CI/v1

Sale plan



Tel: 01738 567566
Fax: 01738 567565

Email: enquiries@countypropertysearches.co.uk

Inverlorn Business Centre
6 Auld Road Road
Perth
PH1 3FX

www.countypropertysearches.co.uk

Key

Access

4.914 acres; 1.989 hectares

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Distances scaled from this plan may not match the distances between the same points on the ground



SOLICITOR

Lindsays Solicitors
10 Blackfriars Street
Perth
PH1 5NS

THIRD PARTY SERVITUDES AND BURDENS

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

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

VIEWINGS

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

DIRECTIONS

The postcode is PH2 9LP. Alternatively, please use the following link: <https://what3words.com/bags.complies.pushing>

ENTRY

By mutual agreement.

OFFERS

Offers are invited for our client's heritable interest. If a purchaser wishes to pursue development, the anticipated purchase price will be heavily dependent upon the form of development proposed and we would request that interested parties provide a development layout and density, together with both a headline price and a guaranteed minimum price. Developer's proposals will then be used to identify a short-list of interest for further discussion and eventual identification of a preferred purchaser. All offers should include a Guaranteed Minimum Price. The purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred, if applicable.

Offers for any other use 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.



Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800 or email rural@dmhall.co.uk

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RURAL DEPARTMENT | 01786 833 800

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