



DEANSHAUGH FARM Amulree, by Dunkeld, perthshire

HIGHLY SCENIC HILL FARM CENTRED ON A BEAUTIFUL ARCHITECT DESIGNED HOUSE

Dunkeld 8 miles Perth 22 miles Crieff 14 miles Edinburgh 68 miles

About 163.52 hectares (404.05 acres)

LOT 1 - About 6.72 hectares (16.6 acres)

5 reception rooms, dining kitchen, 6 bedrooms, Jacuzzi/sauna and gymnasium

Five car garage with boot room

Steel framed portal building currently utilised for a micro-brewery

Well-tended and established garden with lawn, hedging, orchard, rose garden and terrace

Additional amenity ground

LOT 2 - About 48.46 hectares (119.74 acres)

Permanent pasture fields extending to about 45.94 hectares (113.52 acres)

Small woodland block extending to about 1.33 (3.29 acres)

LOT 3 - About 108.34 hectares (267.70 acres)

Hill ground extending to about 106.40 hectares (262.91 acres) suitable for potential tree planting Woodland block extending to about 1.94 hectares (4.79 acres)

FOR SALE AS A WHOLE OR IN 3 LOTS



Lynedoch House
Barossa Place
Perth
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SITUATION

Deanshaugh Farm lies in a highly scenic rural setting close to the village of Amulree and some 8 miles to the west of Dunkeld in the county of Perthshire. The Royal Burgh of Dunkeld, lying on the banks of the River Tay, is a thriving village providing good day-to-day services including a primary school, medical centre, Co-op, delicatessen, butcher, baker, together with the historic Dunkeld Cathedral and the Dunkeld House Hotel. Lying some 9 miles to the north is the Highland Perthshire town of Aberfeldy which offers further services and amenities including independent retailers, cinema and secondary school, which is located on a modern campus and provides sporting facilities and a library to the community.

The city of Perth, about 22 miles to the south east, offers excellent facilities including national retailers, concert hall, theatre, cinema, leisure pool and both railway and bus stations.

In addition, there is the Dewars Centre, home to the well-respected Perth Curling Club. The hills and glens of Perthshire offer many hillwalking routes, whilst winter sports may be enjoyed at Glenshee which lies about an hours car journey to the north.

There are a number of independent schools within a daily commuting distance of Deanshaugh Farm, including Morrison's Academy, Ardvreck, Glenalmond, Strathallan, and Kilgraston.

Perthshire is well served by agricultural merchants and dealers, with a successful local machinery ring that can provide additional resources as and when required. There are livestock markets in both Stirling and Forfar.

DESCRIPTION

Deanshaugh Farm is a delightful hill farm lying in a highly scenic setting and extending to some 163.52 hectares (404.05 acres) and centred on a beautiful James Denholm architect designed house, sitting within a well-established and sheltered garden enclosed principally by a mature beech hedge. Lying adjacent to the farmhouse is a modern steel portal frame shed which currently is the home to the StrathBraan Brewery which is owned and run by the current owners.

The land lying immediately to the south of the public road is all down to grass and made up of a number of fields, with a woodland strip towards the eastern boundary. The hill ground lies to the north of the house, with a woodland area on the eastern side and a telephone mast site at the top of the hill. This hill ground offers potential for woodland creation, subject to obtaining the necessary consents. The land rises from about 229m on the low ground to about 447m above sea level at its highest point.

Deanshaugh Farm is available as a whole or in three lots as follows:

LOT 1 - DEANSHAUGH FARMHOUSE AND GROUNDS EXTENDING TO ABOUT 6.72 HECTARES (16.60 ACRES)

Deanshaugh Farmhouse was built in 2003 on the site of the former farmhouse. It was designed by the well-respected local architect James Denholm and is a most attractive contemporary house completed to a high standard and enjoying a southerly outlook. It has a harled and painted exterior with a part stone exterior lying under a slated roof, with timber double glazed astragal windows. Reached via a driveway leading directly off the public road, there is a gravelled courtyard to the front and a further parking area to the rear. The house sits within a very attractive and well-tended garden, which is principally down to lawn, with an orchard to the west, rose garden to the south, and seated terraced area leading directly from the house to the west. The garden is predominately enclosed by a mature beech hedge, giving wonderful shelter and privacy.

Lying immediately to the east of Deanshaugh House is a steel portal frame building which was utilised as a micro-brewery by the current owners. The brewing equipment is available to purchase separately with Lot 1 of Deanshaugh Farm.

The grounds of Deanshaugh House extend beyond the immediate garden and include an area of the hill ground lying to the north and east, giving additional amenity to the subjects of Lot 1.

Deanshaugh House is a well-proportioned, light and bright, family house offering highly flexible accommodation over two floors, with ample entertaining space with five reception rooms.











There are five bedrooms, all with their own en-suite facilities and complemented by the study and dormitory bedroom within the north wing, together with the spa room with its Jacuzzi and sauna and gymnasium adjacent.

The kitchen is very much the heart of the house, reached from the hall through a pair of glazed doors, with its four oven AGA, separate halogen hob and electric oven and a wonderfully spacious dining area and lying adjacent to the family room with The accommodation of Deanshaugh House comprises:

door beyond.

Ground Floor: Entrance Hall, Dining Kitchen, Family Room, Dining Room, Library/Study, Drawing Room, Sun Room, Utility Room, Two Cloakrooms, Jacuzzi Room with Changing Room and Sauna, Gym, Utility Room, Boot Room, Dog Room, Plant Room

a door also practically leading to the rear hall door and back







First Floor: Principal Bedroom Suite with Dressing Room and En-suite, Five Further Bedrooms (4 En-suite), Office/Sitting Room

Garage: The garage is linked to the boot room and the modern outbuilding. It has a concrete floor, three single garage doors opening west into the courtyard with a double garage door opening east into the yard. The garage could accommodate up to five cars.

GARDEN AND GROUNDS

The garden and grounds at Deanshaugh are very in keeping with this attractive house. There is a gravelled courtyard reached through a pair of electric gates and adjacent to the triple garage. To the south is a well-stocked rose garden with the lawn lying principally to the west, with a collection of fruit trees providing a productive orchard and an extensive terrace lying adjacent to the house, making an ideal spot for outdoor dining. There is a further parking area to the north, with steps leading up to grazing ground beyond. The garden is enclosed by a mature beech hedge giving wonderful shelter and privacy. The grounds of Lot 1 extend in total to about 6.72 hectares (16.60 acres).

MODERN OUTBUILDING

Attached to the east side of the garage is a modern steel portal framed shed with box profile walls and roof and both vehicular and pedestrian access from the north side. It has a concrete floor and is serviced by both water and electrics.

The outbuilding was utilised as a micro-brewery by the current owners for their business, StrathBraan Brewery. We understand the owners would consider an offer from the purchaser of Lot 1 for the brewing equipment held within the outbuilding. However, we note for clarity that none of the contents within the modern outbuilding are detailed within the particulars and they do not form part of the subjects of sale.









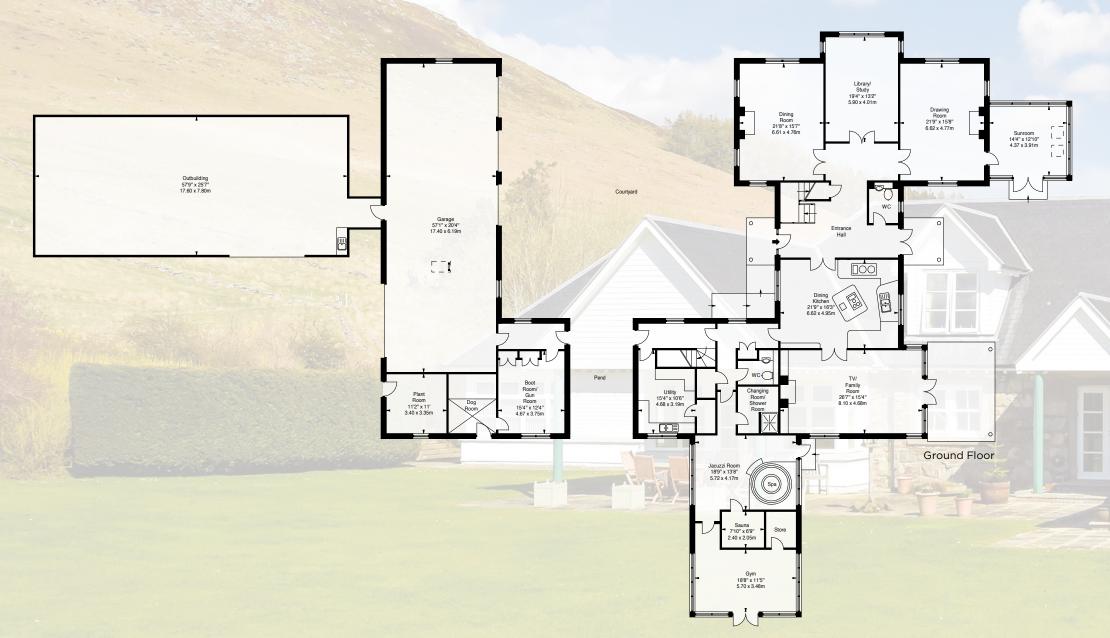


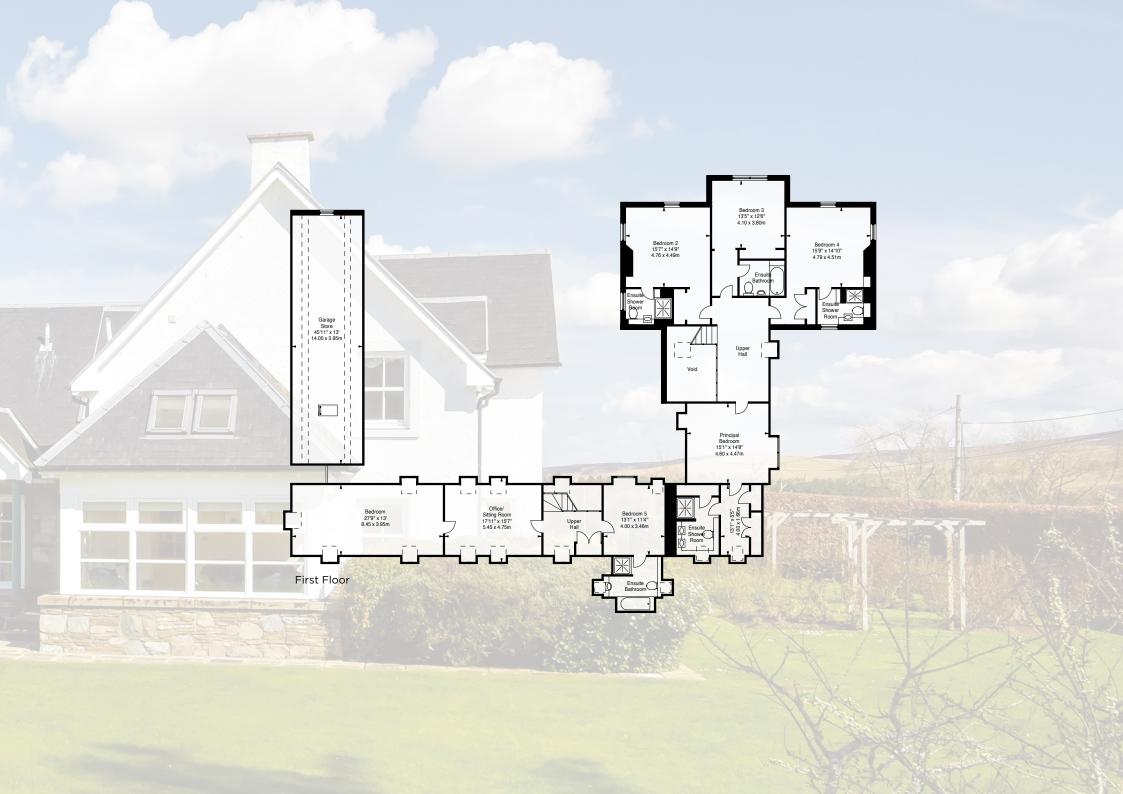


DEANSHAUGH FARM

Approx. Gross Internal Area 6335 Sq Ft - 588.52 Sq M

Out Building: 3763 Sq Ft - 349.58 Sq M For identification only. Not to scale.





LOT 2 - LAND AT DEANSHAUGH FARM EXTENDING TO ABOUT 48.46 HECTARES (119.74 ACRES)

Lying immediately to the south of Deanshaugh House and the public road is the land at Deanshaugh Farm making up Lot 2. It extends to about 48.46 hectares (119.74 acres) and is all down to grass, made up of 10 enclosures with a coniferous woodland area. The land is classified as predominantly grade 4(2) with some grade 5(3) by the James Hutton Institute. The land is bounded to the south by the River Braan with the subjects having the benefit of trout fishing.







LOT 3 - HILL AT DEANSHAUGH FARM EXTENDING TO ABOUT 108.34 HECTARES (267.70 ACRES)

The hill ground lies to the north of Deanshaugh House and extends to about 108.34 hectares (267.70 acres) in total. It is principally rough grazing, with a coniferous woodland area that extends to about 1.94 hectares (4.79 acres). The hill ground is accessed via the principal driveway, but through a gated entrance lying to the east side after leaving the public road onto the drive.

The hill ground is currently grazed under a grazing licence with a neighbouring farmer but, subject to obtaining the necessary consents, may lend itself to a woodland creation project. The land is classified as grade 5(2) and 6(1) by the James Hutton Institute.

Lying on the top of the hill ground is a mast site which is rented out to Cornerstone Telecommunications Infrastructure Ltd under a lease of 20 years which commenced 1st April 2015. Further details in respect of the lease are available from the selling agent.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Water	Private Borehole				
Electricity	Mains & three phrase (to the triple garage and outbuilding)				
Drainage	Private				
Council Tax	Band H				
EPC	Band C				
Heating	Oil				

IACS

All the farmland is registered for IACS purposes and the farm code is 89/681/0023.

NITRATE VULNERABLE ZONE (NVZ)

The land at Deanshaugh Farm is not included within a Nitrate Vulnerable Zone.

BASIC PAYMENT SCHEME (BPS) 2022

There are no entitlements over the subjects.

LESS-FAVOURED AREA SUPPORT SCHEME (LFASS)

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

LOCAL AUTHORITY

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD Tel: 01738 475000

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID, Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX

Tel: 01738 602000 Fax: 01738 602001 Email: SGRPID.perth@ gov.scot

MINERALS

The mineral rights are included.

TIMBER

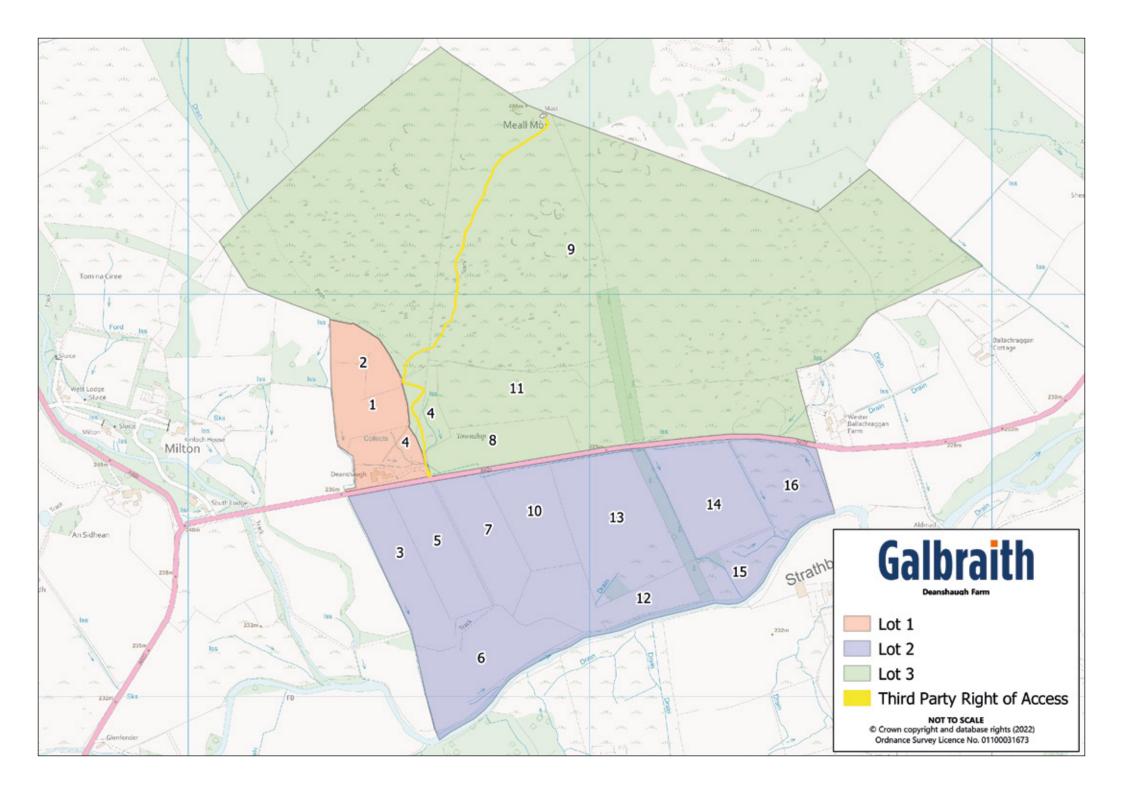
All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

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

ENERGY LOTTING SCHEDULE

	Field No	FID	НА	AC	Cropping	
Lot 1						
	1	NN/92441/38639	1.10	2.72	PGRS	
	2	NN/92441/38783	3.86	9.54	PGRS	
	4b	NN/92558/38625	1.63	4.03	PGRS	
	Other		0.13	0.31		
Lot 1 Total			6.72	16.60		
Lot 2 - Farmland						
	3	NN/92550/38311	4.23	10.45	PGRS	
	5	NN/92626/38363	3.83	9.46	PGRS	
	6	NN/92754/38113	5.93	14.65	PGRS	
	7	NN/92754/38370	4.15	10.25	PGRS	
	10	NN/92867/38432	3.84	9.49	PGRS	
	12	NN/92984/38215	4.36	10.77	PGRS	
	13	NN/93076/38439	7.80	19.27	PGRS	
	14	NN/93292/38507	5.55	13.71	PGRS	
	15	NN/93378/38318	2.31	5.71	PGRS	
	16	NN/93490/38526	3.94	9.74	PGRS	
	Woodland South		1.33	3.29	WAF	
	Other		1.19	2.94		
Lot 2 Total			48.46	119.74		
Lot 3						
	8	NN/92788/38622	3.68	9.09	PGRS	
	9	NN/92794/39079	93.91	232.05	PGRS	
	11	NN/92883/38741	7.03	17.37	PGRS	
	4a	NN/92558/38625	1.78	4.40	PGRS/RYB	
	Woodland North		1.94	4.79	WAF	
Lot 3 Total			108.34	267.70		
Deanshaugh Farm, Total			163.52	404.05		



FIXTURES AND FITTING

All fixture and fittings within Deanshaugh Farmhouse are included in the sale price. No other items are included unless mentioned in the sales particulars. The brewery equipment in the outbuildings are specifically excluded from the sale of Deanshaugh Farm. They may be available by separate negotiation.

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 Perth take the A9 north. After about 11.5 miles turn left onto the A822 road sign posted for Crieff. After about 7 miles Deanshaugh Farm is found on the right hand side.

From Crieff take the A85 road for Gilmerton. On entering the village turn left onto the A822 road signposted for Amulree. Continue on this road, passing through Amulree and continue on after the village for about 2 miles and Deanshaugh Farm is found on the left hand side.

POST CODE

PH8 OEB

WHAT3WORDS

To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: oldest.learning.slowness

SOLICITORS

Anderson Beaton Lamond Bordeaux House 31 Kinnoull Street Perth Perthshire PHI 5EN

Tel: 01738 639999

VIEWING

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

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. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

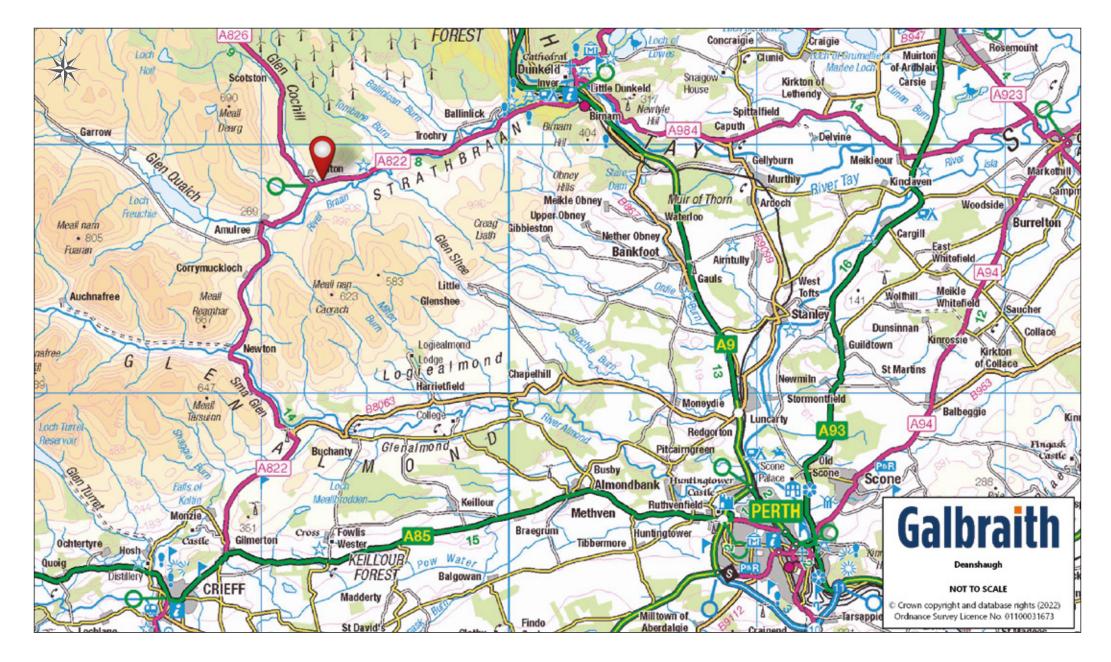
HEALTH & SAFETY

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.

AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Colin Stewart in our Galbraith Perth Office on 01738 448144. Email: colin.stewart@galbraithgroup.com





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 aprities. 5. So, 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 loth of a combination of loth of the original particulars. There is a Deed of Servitude in favour of SSE giving them rights for overhead and undelectrical plant over the subjects. There is a Deed of 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 to have satisfied themselves in all respects thereof. 7. Photos taken in June 2022.

