

BIRCHFIELD PLOT

BALLATHIE, STANLEY, PERTH

Generous plot with ample opportunity in a popular location in Perthshire

Stanley 3 miles ■ Perth 10 miles ■ Edinburgh 55 miles

3.69 acres (1.49 hectares)

Offers Over £75,000

- Attractive paddock comprising Grade 3.2 permanent pasture
- Private rural setting
- Highly accessible and popular location in rural Perthshire
- Surrounded by beautiful countryside

FOR SALE AS A WHOLE

Perth
01738 451111
perth@galbraithgroup.com

SITUATION

Birchfield Plot is located north of the River Tay in the heart of scenic Perthshire countryside. Stanley is the closest village and provides excellent day to day facilities such as a primary school, village shop, post office and church. The popular rural town of Blairgowrie lies about 6 miles north east and provides further facilities such as primary and secondary schooling, banks, hotels, restaurants, library, leisure centre with swimming pool, hospital, supermarkets and a variety of independent retailers.

Dunkeld, about 10 miles away is among the best preserved and most historic villages in Scotland. It has a thriving community, with an excellent range of amenities. Along with a good selection of cafes, restaurants and specialist retailers, there is a supermarket, a medical centre, two dental surgeries and a well-regarded primary school.

The city of Perth lies approximately 10 miles to the south and provides an excellent range of services including national retailers, banks, cinemas, theatre, concert hall, restaurants, sports facilities, and a bus and railway station. Dundee, home to the V & A museum, is around 20 miles to the east and is home to two universities, shopping centres, supermarkets, railway and bus stations as well as an airport with flights to London Stanstead. Edinburgh can be reached in about 1 hour 30 mins by car where large city amenities can be enjoyed including cultural activity, retail and leisure facilities.

Perthshire boasts a wealth of recreational activities. For the golfer, Blairgowrie Golf Club features two championship golf courses, while other courses can be found nearby in Dunkeld, Alyth, Carnoustie, St Andrews and Gleneagles. Local sport includes outstanding salmon fishing on the famous River Tay, shooting, skiing at Glenshee, along with ample opportunities for hill walking.

DESCRIPTION

The Birchfield Plot comprises approximately 3.69 acres (1.49 hectares) of permanent pasture and a small area of mature trees providing structure and privacy as well as a lovely space for wildlife. Access is via a farm track which lies to the east of the plot and forms part of the sale. The Birchfield Plot is classified as Grade 3.2 by the James Hutton Institute and rises from approximately 60 metres in the north to 63 metres above sea level at its highest point in the east. The plot provides an ideal opportunity for paddocks for equestrian or smallholding use or alternatively development subject to obtaining the necessary planning permissions and consents.

LOCAL AUTHORITY

Perth and Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD T: 01738 475000

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.

DIRECTIONS

From Perth head north on the A9 towards Inverness. Take the junction on the left towards Luncarty and Stanley. Continue

through both Luncarty and Stanley for 3.8 miles before turning right towards Kinclaven and Blairgowrie. After approximately 2.5 miles the Birchfield Plot is located on the right hand side.

POST CODE

PH1 4QN

WHAT3WORDS

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

///saddens.deny.vines

SOLICITORS

Shepherd and Wedderburn, 37 Albyn Place, Aberdeen AB10 1YN T: 01224 621 266

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).

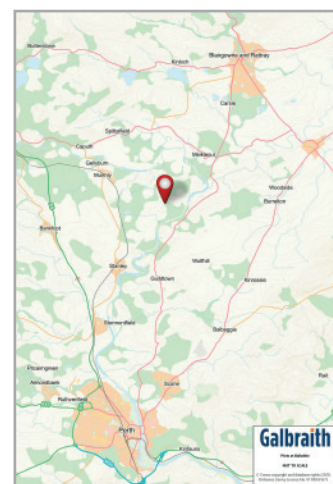
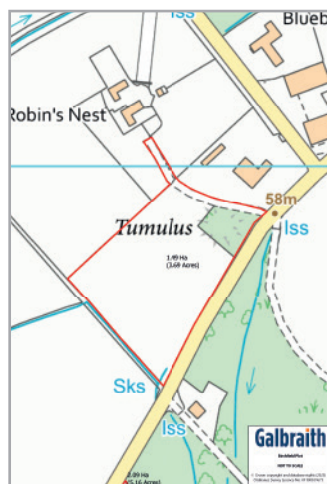
ANTI MONEY LAUNDERING (AML) REGULATIONS

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.

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 relationship with a purchaser until they have been identified. 6 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 to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in December 2025.