

PICTSTON FARM
GLENALMOND, PERTH



PICTSTON FARM, GLENALMOND, PERTH

Rare opportunity to acquire a promising smallholding in the heart of Perthshire

Methven 4 miles ■ Perth 10 miles ■ Dundee 34 miles
Edinburgh 53 miles

Acreage 77.37 acres (31.31 hectares) or thereby

- Modern Farmhouse with 2 reception rooms and 2 bedrooms
- Traditional outbuilding with potential for re-development.
- Superb opportunity for smallholding or equestrian pursuits.
- Highly accessible location.
- Surrounded by glorious Perthshire countryside.
- Lot 1 comprises the house, outbuilding and approximately 29.50 acres.
- Lot 2 comprises land extending to approximately 47.86 acres.

FOR SALE AS A WHOLE OR IN 2 LOTS.

Galbraith

Perth
01738 451111
perth@galbraithgroup.com

 **OnTheMarket**





SITUATION

Pictston Farm lies in a highly sought-after setting in the county of Perthshire, a short distance from the village of Methven. The popular town of Crieff lies to the west and can be reached in about a 20-minute car journey, it provides for all day-to-day requirements including well stocked supermarkets, independent retailers, health centres, cafes, and restaurants together with both primary and secondary schools. The 'Fair City' of Perth, lying about 10 miles to the south-east offers more extensive services and facilities including national retailers, banks, main line railway station, concert hall, theatre, cinema, museum, and supermarkets.

Pictston Farm enjoys a highly accessible location with it being a short drive to both the A9 and M90 dual carriageways. Perth train station provides regular daily services north and south and overnight sleeper services to London. The international airports of Glasgow and Edinburgh can be reached in about an hour's journey by car. Dundee, some 34 miles to the east, has an airport with daily flights to London.

Perthshire is well known for its wide range of activities and amenities, which can all easily be reached from Pictston Farm. An extensive network of walking and cycle trails runs through the county with hill walking and mountain biking readily available in the nearby hills and glens. Loch Earn, lying some 23 miles to the west, has a sailing club with further water sports available at Lochearnhead whilst fishing can be taken locally on both the River Earn and River Tay. The Dewars Ice Rink in Perth is home to the well-respected Perth Curling Club. There are sports centres in Perth and Crieff whilst both the Crieff Hydro Hotel and Gleneagles Hotel offer leisure facilities to members.

Perthshire has an extensive offering of private schooling opportunities with Morrison's Academy and Ardvreck in Crieff, Strathallan to the south of Perth, and Craigclowan in the centre of Perth. Pictston Farm is ideally placed in this respect, with Glenalmond College located less than 2 miles to the west.

Perthshire is renowned for its productive and fertile lands capable of producing high yields of an extensive range of crops and the area is well suited to both arable cropping and livestock units. The local area is well served by a wide variety of agricultural contactors, merchants and suppliers with a successful local machinery ring which can provide additional farming resources if required. There are livestock markets in Stirling, lying about 35 miles to the south.

DESCRIPTION

Pictston Farmhouse is located at the heart of the unit with its garden grounds and grazing land surrounding it. The dwelling is of a concrete block construction with a roughcast render under a concrete tile roof. Overall, the property does require some modernisation but demonstrates a huge amount of potential for refurbishment or re-development. The outbuilding offers an enticing opportunity to create an additional living space, a garage or workshop, or indeed a short-term holiday let subject to gaining the necessary consents.

ACCOMMODATION

Ground Floor: Bathroom/Utility, Hallway, Kitchen, Living Room, Sitting Room

First Floor: Two Double Bedrooms, Family Bathroom

GARDEN

Pictston Farm benefits from a pretty garden, mostly laid to lawn and bounded by coniferous hedging and the garden benefits from a range of mature trees.

THE LAND

The land at Pictston extends to 77.37 acres (31.31 hectares) or thereby. According to the James Hutton Institute the land is predominantly Grade 3.2 with an area of Grade 4.2 found on the southern boundary. This would indicate that the land could support a moderate range of cereals, but it is likely that grass will dominate the rotation. The fields are stock fenced throughout* with access being available to individual field enclosures from the public road as well as via a central access track and a network of internal gateways. The land is of a scale which would offer any purchaser the opportunity to engage in a small-scale agricultural operation or indeed an equestrian venture.

*N.B There is currently no fence line between Fields 2 & 3. In the event the property is sold in lots, the buyer of Lot 1 will be required to erect a stock proof fence between points A-B.

METHOD OF SALE

Pictston Farm is offered for sale as a whole or in 2 lots.

Lot 1 - Pictston Farmhouse, Outbuildings and land extending to approximately 29.50 acres (11.94 hectares)

Lot 2 - Land extending to approximately 47.86 acres (19.37 hectares)

The acreage schedule is as follows: -

Lot	Field No.	Ha	Ac	Use
1	1	11.09	27.40	PGRS
1	2	0.85	2.10	PGRS
2	3	8.81	21.77	PGRS
2	4	10.56	26.09	PGRS
Total		31.31	77.37	

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Council Tax	EPC
Pictston Farmhouse	Private	Mains	Private	Heritable	Electric	Band D	E

DIRECTIONS

From Perth, take the A85 west signposted for Crieff. Just before entering Methven, turn right onto the minor public road leading north and signposted for Glenalmond. Continue on this road for approximately 3 miles and Pictston Farm is on the left.

POST CODE

PH1 3RX

WHAT3WORDS

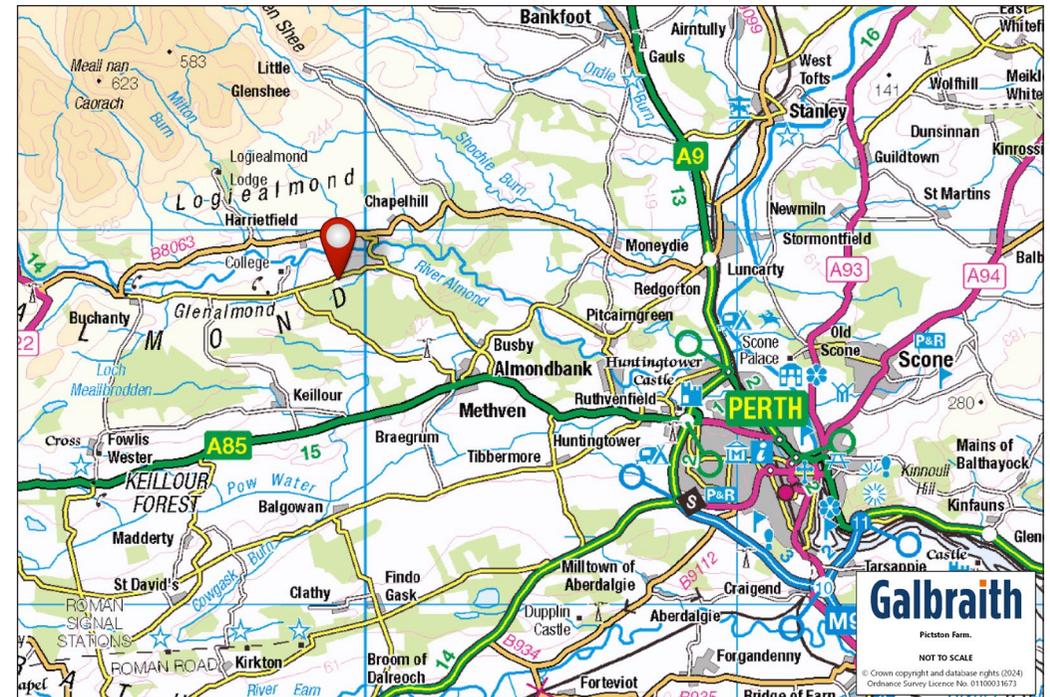
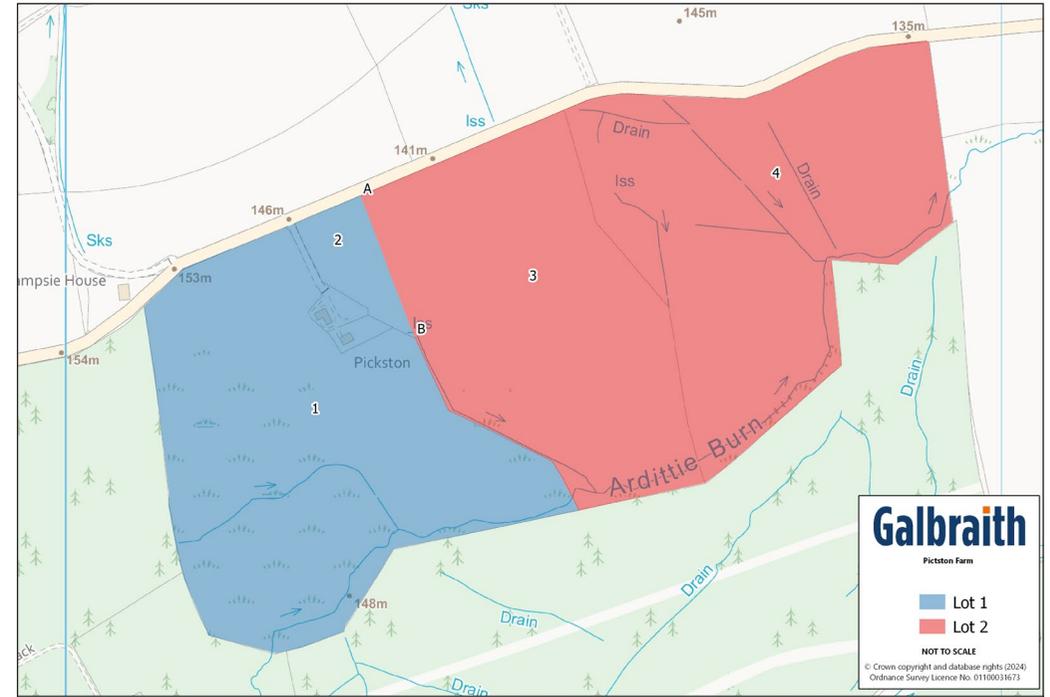
To find this property location to within 3 metres, download and use What3Words and enter the following 3 words: breached.snatched.horseshoe

SOLICITORS

Murray Beith Murray, 3 Glenfinlas Street, Edinburgh, EH3 6AQ

LOCAL AUTHORITY

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

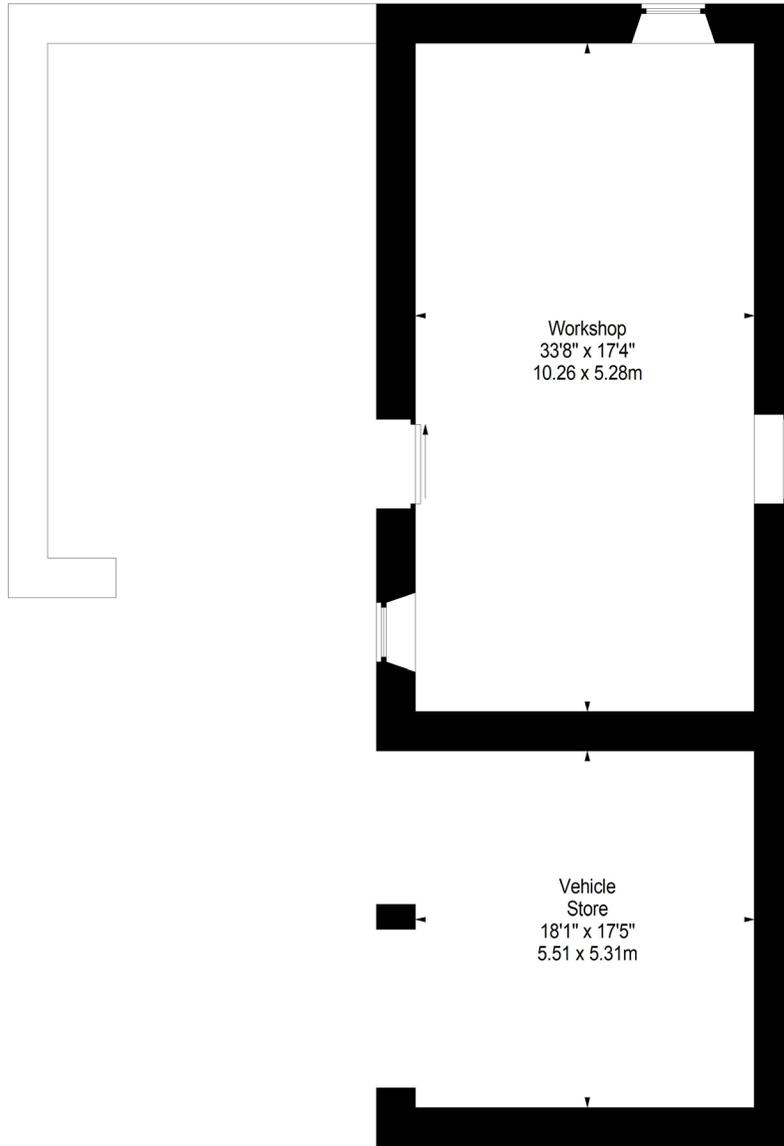




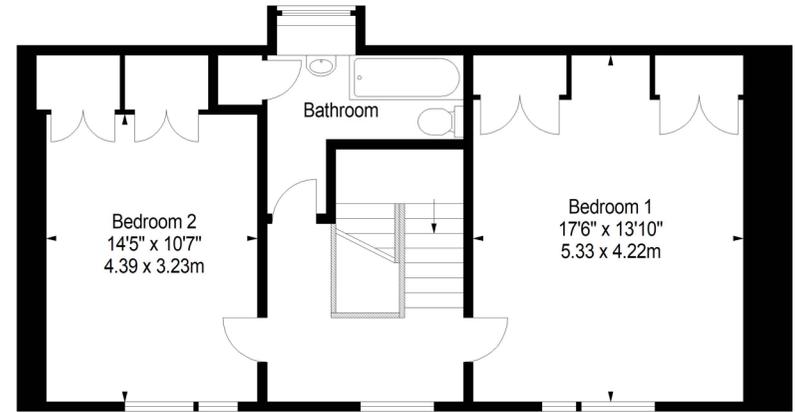
**Pictston Farm,
Glenalmond,
Perth,
Perth and Kinross, PH1 3RX**



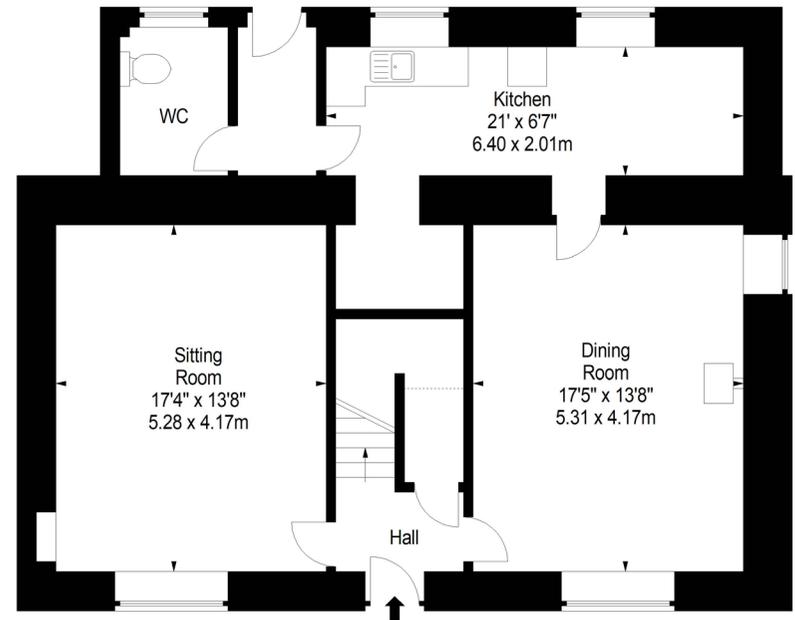
Approx. Gross Internal Area
1541 Sq Ft - 143.16 Sq M
Workshop
Approx. Gross Internal Area
927 Sq Ft - 86.12 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor



First Floor



Ground Floor



FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents.

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.

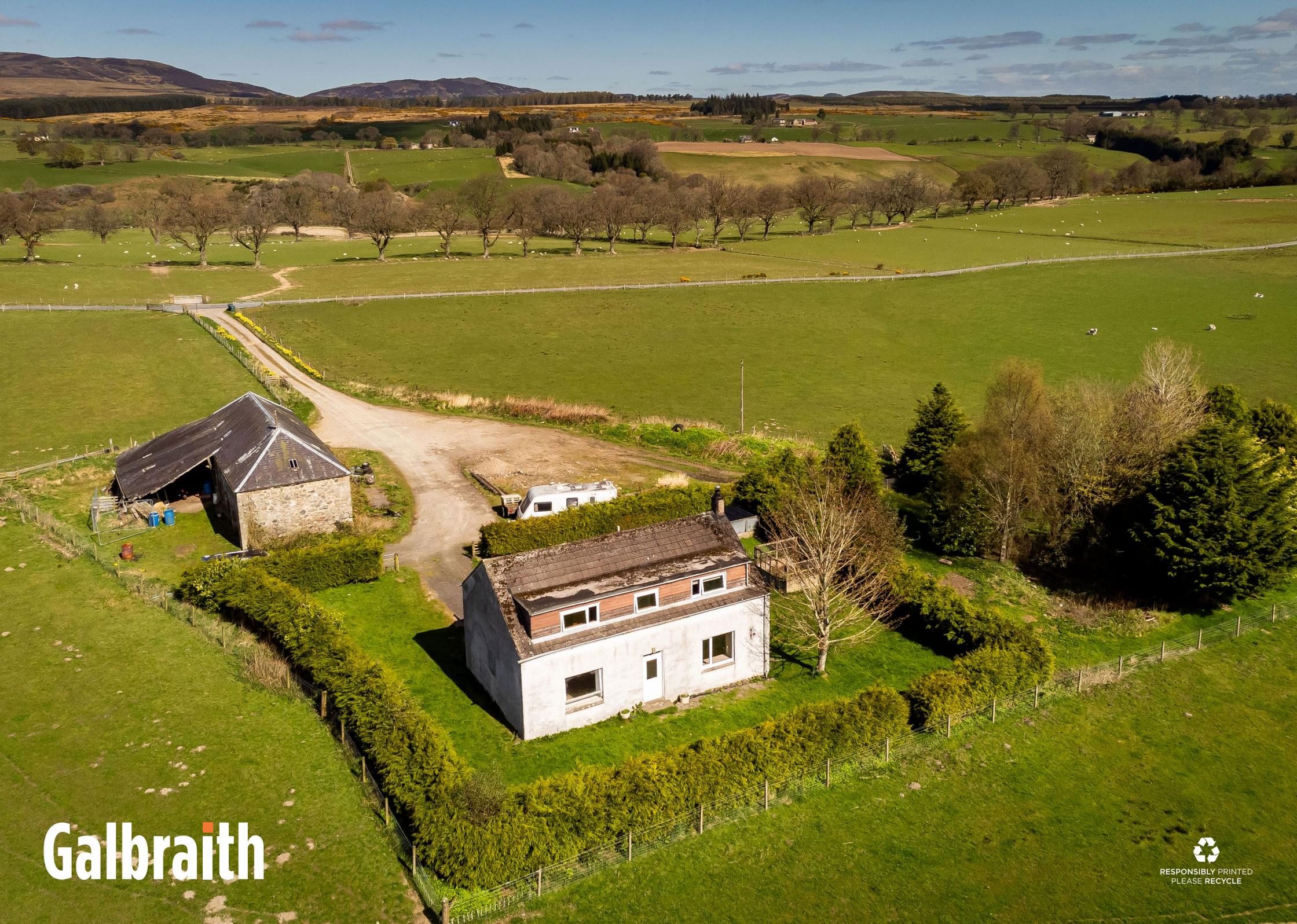
AMC PLC FINANCE

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 Ian Hope in our Galbraith Perth Office on 01786 434 600 Email: ian.hope@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 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 April 2024





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