

# Coldrochie Farm

Redgorton Perthshire

**Galbraith**



# A delightful small farm with contemporary farmhouse enjoying a convenient setting



Luncarty 1.5 miles | Perth 6 miles | Edinburgh 50 miles  
(All distances are approximate)

**About 30 Ha (75 Acres) in total**

2 reception rooms, 4 bedrooms

Contemporary house finished to an exceptionally high standard

Excellent range of modern agricultural buildings

Arable ground and permanent pasture extending to approximately 73.24 acres (29.64 ha)

Spacious tarmac parking area

Enjoying a scenic rural setting within easy reach of Perth

**Offers Over £1,100,000**

For Sale as a Whole

## Galbraith

Lynedoch House | Barossa Place | Perth | PH1 5EP

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**galbraith.com**









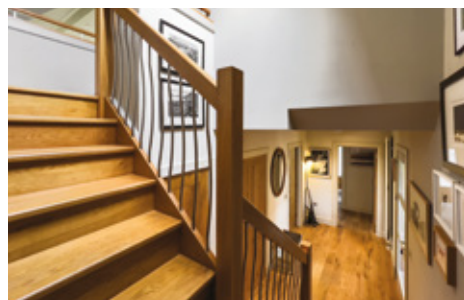
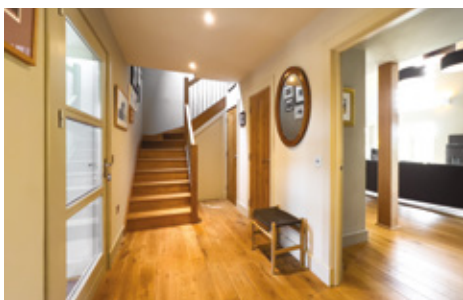
## Situation

Coldrochie Farm lies west of the village of Luncarty in the county of Perthshire and enjoys a superb rural position commanding outstanding views over the surrounding countryside. There is a thriving community in the village of Luncarty and the surrounding area. Luncarty benefits from excellent day to day amenities such as a primary school, football club, village shop and a church.

The property lies some 6 miles north of Perth, which provides superb facilities including primary and secondary schooling, supermarkets, independent and national retailers, hospital, cafes, bars and restaurants as well as the renowned Perth Racecourse at Scone Palace. Edinburgh and Glasgow can both be reached in just over an hour by car, with their international airports and vibrant city amenities.

Perthshire is renowned for its wealth of recreational opportunities on its doorstep. The many hills and glens offer a wealth of walking and mountain biking routes, while winter sports can be enjoyed at Glenshee Ski Centre, located approximately 60 minutes north by car. For the golfer, there are numerous courses within a comfortable distance, including at Perth, Crieff and the world-renowned courses at The Gleneagles Hotel.





## Description

Coldrochie Farm extends in total to about 75 Acres (30 Hectares) and is made up of two principal blocks of farmland centred on a most attractive contemporary farmhouse, with a practical range of modern agricultural sheds adjacent. The farmland at Coldrochie Farm is primarily arable ground currently down to grass with some permanent pasture and areas of woodland.

## Coldrochie Farmhouse

Coldrochie Farm is a most attractive contemporary family home which has been cleverly laid out to create flexible accommodation and inviting reception spaces. The property lies within a well-tended mature garden with superb views over the surrounding countryside and enjoys a peaceful and quiet setting. It has a rendered exterior lying under a slate roof with double glazing throughout and ample parking to the front.

Coldrochie Farm provides accommodation over two floors with quality fixtures and fittings throughout. The entrance vestibule and welcoming entrance hall leads directly to the open plan kitchen, sitting and dining room which enjoys ample light and is a great space for entertaining guests. The biomass boiler has been cleverly positioned and provides a wonderful centrepiece to the sitting room.

The kitchen is very much the heart of the home featuring a Range cooker, fitted floor and wall cupboards as well as a spacious pantry. There is good space for dining with floor to ceiling bi-fold doors leading to the rear garden and a door leading directly to the practical utility / boot room with garden access. The ground floor accommodation is completed by an office, double bedroom, shower room and a family bathroom.

From the hall, a staircase leads to the first floor landing with mezzanine and doors leading to the bedrooms and family bathroom. The accommodation comprises the following:-

**Ground Floor:** Vestibule, Hall, Sitting Room, Dining Kitchen, Pantry, Boot Room, Office, Side Porch, Shower Room, Bedroom, Bathroom.

**First Floor:** Landing with Storage Cupboards, Master Bedroom, Guest Bedroom with Shower Room, Twin Bedroom, Family Bathroom.



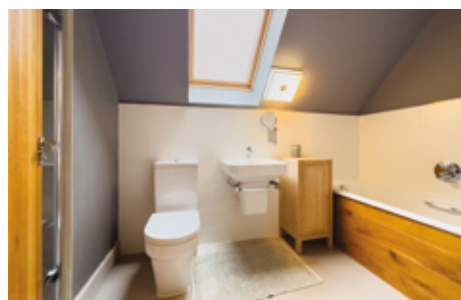
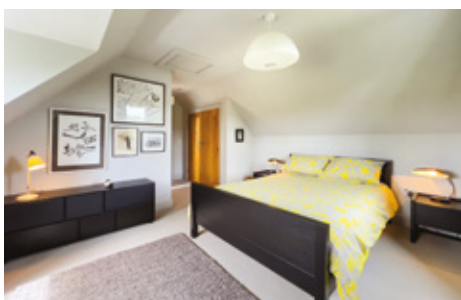


## Garden and Grounds

Coldrochie Farm sits within a delightful garden and provides a most attractive backdrop with lovely views over the surrounding countryside. A farm track leads directly to the farmhouse and buildings with a good-sized tarmac parking area to the front of the property providing ample parking. The remainder of the garden is principally laid to lawn with well stocked borders, an orchard and vegetable patches providing structure and interest throughout the year.

## The Land

The land at Coldrochie Farm extends to approximately 73.24 acres (29.64 ha) in total and comprises two ring-fenced units bisected by the B8063 public road. Coldrochie Farm comprises primarily arable ground currently down to grass with some permanent pasture and small areas of woodland. The land is classified as Grade 3.2 by the James Hutton Institute with the fields gently sloping rising from approximately 50 m to 68 m above sea level at its highest point. The fields are of a good practical size, completely enclosed by stock fencing, mainly accessed from the public road or via the internal farm track with further excellent field-to-field accesses.





## Farm Buildings

Coldrochie Farm is well equipped with an excellent range of modern farm buildings. The buildings lie to the northeast of the property with a sizeable yard area adjacent. The farm buildings comprise:

**Pole Barn** - Timber construction under box profile roof with timber cladding on three sides, open fronted and with dog kennels adjacent.

**General Purpose Shed** - Steel portal frame with box profile walls and roof, concrete floor and two double doors.

**Sheep Shed** - Steel portal frame with box profile roof, Yorkshire boarding walls to the front and rear.

**Polytunnel**

## General Remarks and Information

### Agricultural Occupancy Condition

The Planning Permission for construction of the dwellinghouse contains a condition to the effect that the occupation of the dwellinghouse is restricted to a person solely or last employed in agriculture at Coldrochie Farm or a dependant of such person residing with him or her.

### Basic Payment Scheme (BPS) 2025

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlement are available from the Selling Agent.

Any payments relating to the 2025 scheme year will be retained by the Seller. If applicable, the purchaser(s) will

be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2025 for the remainder of the scheme year.

### IACS

All the farmland is registered for IACS purposes and the farm code is 706/0031

### Nitrate Vulnerable Zone (NVZ)

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





### **Less-Favoured Area Support Scheme (LFASS)**

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

### **Scottish Government Rural Payments & Inspections Directorate**

SGRPID, Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX, Tel: 01738 602000

### **Sporting Rights**

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

### **Minerals**

The mineral rights are included in so far as the Seller has right thereto.

### **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.

### **Possession & Entry**

Vacant possession and entry will be given at completion on a date to be mutually agreed between the seller and purchaser.

### **Viewings**

Strictly by appointment with the Selling Agents.

### **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.

### **Directions**

From Perth head north on the A9 towards Inverness. Take the B8063/B9099 exit towards Luncarty and Stanley, then take the first left onto the B8063. Turn right to stay on the B8063 for 1 mile and Coldrochie Farm will be located on the left hand side.



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Postcode: PH1 3EN



## Floor plans

Approx. Gross Internal Area

2411 Sq Ft - 223.98 Sq M

For identification only. Not to scale.







**Services, Council Tax and Energy Performance Certificate(s)**

Water	Drainage	Electricity	Heating	Council Tax	Tenure	EPC	Broadband	Mobile
Private	Private	Mains	Biomass boiler	Band F	Freehold	Band C	FTTC	Yes

**Local Authority**

Perth and Kinross Council

**Solicitors**

Gillespie Macandrew, Broxden House, Lamberkine Drive, Broxden Roundabout, Perth, PH1 1RA T: 01738 231 000

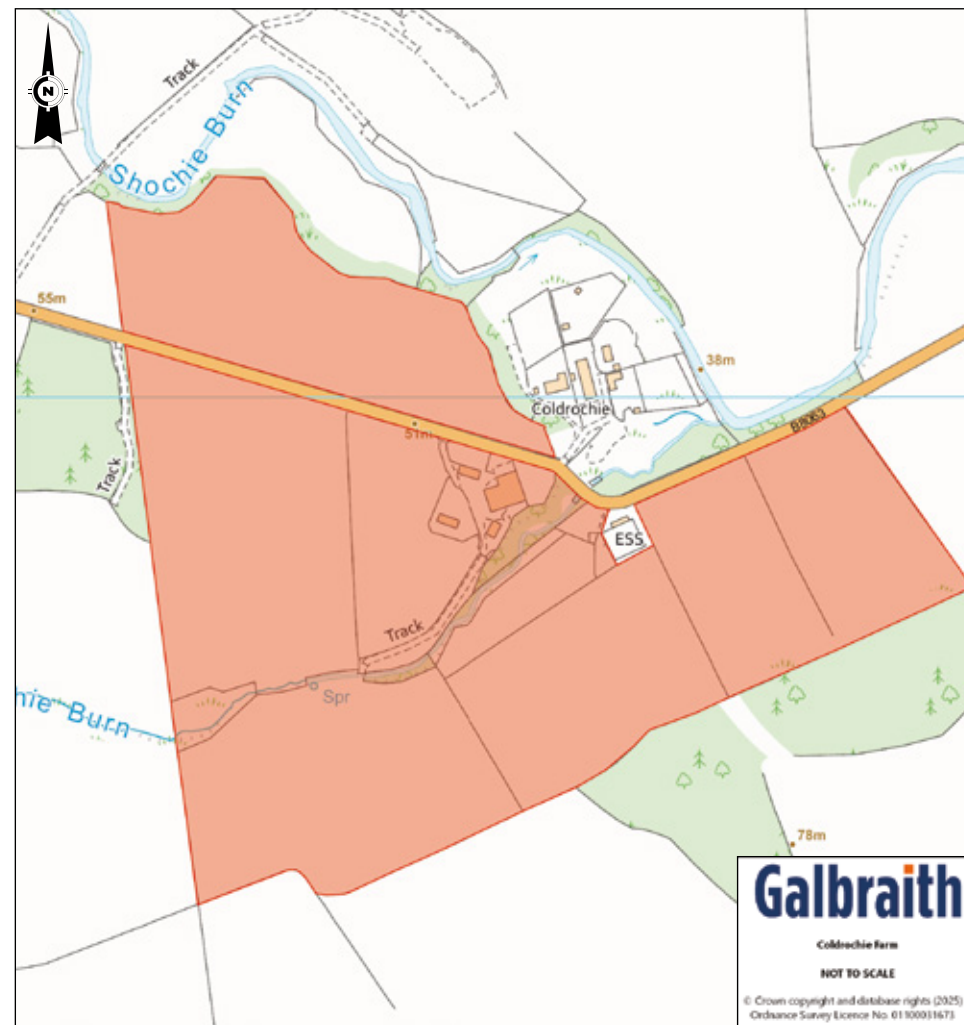
**Fixtures and Fittings**

All fixture and fittings are included in the sale price. No other items are included unless mentioned in the sales particulars.

**Third Party Rights & 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 September 2025.

**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.





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