



MACHUIM FARM

LAWERS, LOCHTAYSIDE, PERTSHIRE, PH15 2PA



RETTIE





MACHUIM FARM

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PERTHSHIRE, PH15 2PA**

An amenity stock farm set in a wonderful position overlooking Loch Tay

Aberfeldy 14 miles, Kenmore 8 miles, Killin 9 miles, Perth 44 miles, Stirling 46 miles (All distances are approximate)

Machum Farmhouse: Hall, sitting room, kitchen/dining/living room, shower room, freezer/larder room, utility room. Landing, principal bedroom with en-suite bathroom, two further bedrooms.

Machum Farm Buildings: a range of traditional stone and modern buildings offering general purpose and livestock accommodation.

Machum Farmlands: about 40 acres of ploughable and permanent pasture rising from the lochside road to the Ben Lawers Nature Reserve.

Machum Woodlands: about 48.33 acres of mixed woodlands mostly established in 1996.

About 91.58 Acres in Total.

For Sale as a Whole





SITUATION

Machuim Farm sits on the north side of Loch Tay possessing wonderful southerly views over the surrounding countryside and Loch Tay itself.

Ben Lawers, one of Scotland's highest Munros, rises to the north and forms part of the National Trust Nature Reserve on account of its rare plants and wildlife. The Ben Lawers National Nature Reserve encompasses over 10,000 acres of land and includes the southern and/or eastern slopes of the Ben Lawers and Tarmachan ranges. The Reserve is managed for both conservation and public access and has rich arctic-alpine flora, as well as seven Munros in all. In addition to the summits, there are many other walking opportunities, as well as a wide range of wildlife, including red deer.

The pretty lochside village of Kenmore lies about eight miles to the east and neighbours Taymouth Castle, which is undergoing significant redevelopment by Discovery Land (www.discoverylandco.com). Substantial investment is flowing into both Taymouth Castle itself and the surrounding areas, as Discovery Land Co fulfil their vision of developing Taymouth Castle into one of their private residential and club communities and resorts of international renown.

Both Kenmore and the village of Killin, at the western end of Loch Tay, have local facilities and a selection of independent shops, hotels and cafes.

Aberfeldy (about 14 miles) is the principal local centre offering a range of essential services, including a medical centre, primary and secondary education. Increasingly, Aberfeldy is becoming known for its attractive range of independent shops, galleries and restaurants, as well as the Birks Cinema and a variety of community facilities. In addition, there are also golf courses at Aberfeldy, Strathtay, as well as Killin.

Pitlochry (about 29 miles) is home to the Festival Theatre and has a railway station with services north to Inverness and south to Edinburgh and London. The county town of Perth can be accessed via the A9, with Stirling and the central belt of Scotland also accessible via Lochearnhead and the A85.

Loch Tay is one of Scotland's largest and most revered lochs, attracting visitors from far and wide who come to enjoy the scenery, outdoor recreational opportunities as well as fishing, sailing, canoeing, paddle boarding and swimming.

Beyond Ben Lawers there are numerous other Munros within easy reach, along with many other walking, cycling and outdoor opportunities.

At its heart, the surrounding area remains an agricultural district and there are many agricultural suppliers and contractors serving the local farming community. There is also one of Scotland's largest livestock markets at Stirling.

GENERAL DESCRIPTION

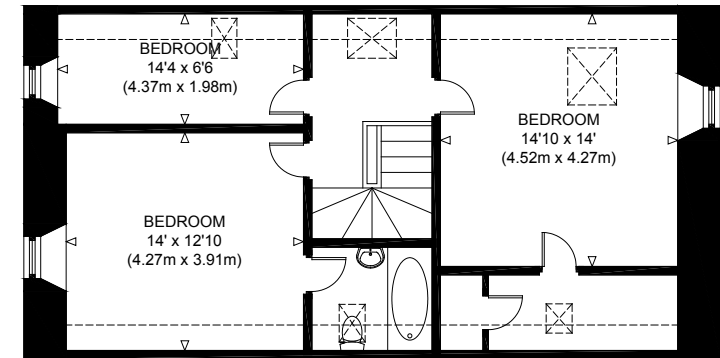
Machuim Farm is a wonderfully situated amenity stock rearing farm, occupying an elevated position on the north side of Loch Tay. Both from the farmhouse and the farmlands, offer sweeping and far-reaching views up and down Loch Tay to the surrounding hills and mountains.

The farm road rises from the A827 and terminates within the farmyard to the rear of the farmhouse. There is a branch to two neighbouring dwellings to the east.

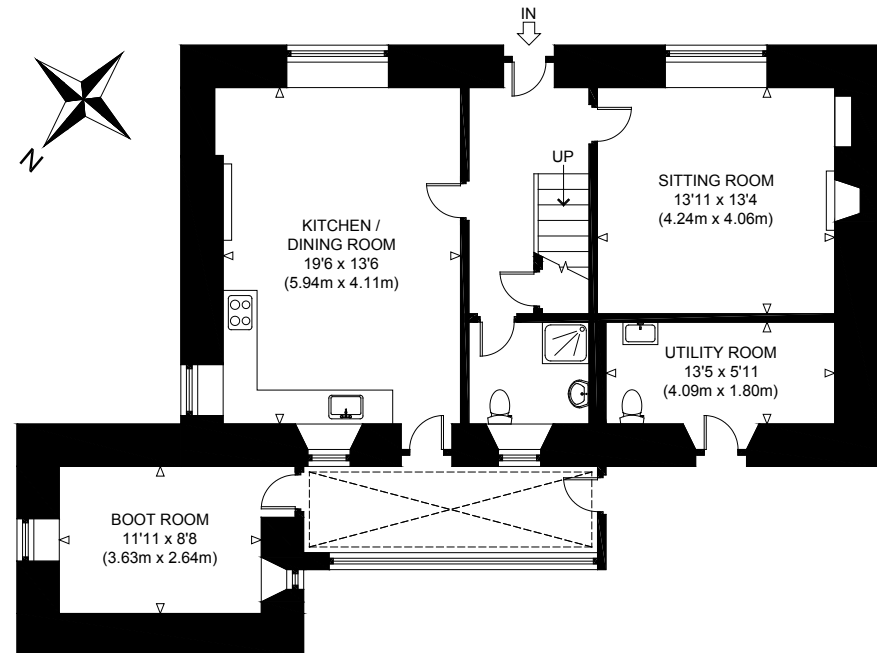
The farmlands rise from the A827 past the farmhouse and stading onto the woodlands, which border the Ben Lawers National Nature Reserve.

The farm stading encompasses traditional stone buildings arranged around a courtyard to the rear of the farmhouse with more modern additions within the courtyard itself and beyond. The buildings are currently used for traditional farming operations, including a small herd of suckler cows.

A woodland glen runs along the western boundary and merges with the principal woodland area at the northern and upper end of the farm. These woodlands were established in 1996 and are now well established with a mixture of broadleaves, conifers and open space, as well as being enclosed by deer fencing.



FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 719 SQ FT / 66.8 SQ M



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 987 SQ FT / 91.7 SQ M

MACHUIM FARM
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1706 SQ FT / 158.5 SQ M
(INCLUDING AREAS OF RESTRICTED HEIGHT)

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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MACHUIM FARMHOUSE

Machuim Farmhouse is a delightful, traditional, stone-built farmhouse understood to date back to the early 18th century and is typical of properties in the area, with its stone construction under a pitched slate roof. The property enjoys commanding views, with the accommodation set one and half storeys and extends to about 1706 sq.ft (158 sq.m) on a gross internal floor area basis.

Access to Machuim Farm is via a shared private access road, which is flanked by daffodils in spring. The road splits, with a private drive running through an area for parking and access to farm buildings and courtyard, is located to the rear of the house.

The hall provides access to the two principal ground floor rooms, with the front door being of half glazed design.

The sitting room is charmingly proportioned with recessed shelving and the central focal point being a wood burning stove with slate hearth and timber mantel above. There are good views to the south to Loch Tay and the surrounding hills. On the opposite side of the hall is the kitchen/dining/living room, which is a comfortably proportioned, triple aspect room. The kitchen includes natural wood wall mounted and floor kitchen units which are complemented by a roll top wood style work surface: appliances include an oven and grill, four ring electric hob and there is space for a fridge. Adjacent to the kitchen is the dining area with ample room for a dining table and then a seating area with a wood burning stove with timber mantel above, providing an attractive and practical feature. Completing the accommodation within the house on the ground floor is the shower room, which comprises a corner shower, pedestal wash hand basin and WC. Accessed from outside is the utility room which includes a Belfast sink, the water supply filter, plumbing for a washing machine and WC., in addition there is a traditional coal cellar and a freezer/larder room with the original meat hooks still in place.

The stairs rise from the hall to the first-floor landing where the three bedrooms are accessed. The principal bedroom is a double aspect room with an en-suite bathroom, which includes bath, pedestal wash hand basin and WC. There are two further bedrooms, one a single and the other is a double bedroom; both rooms enjoy a double aspect with the double bedroom also benefiting from an adjoining linen cupboard. Surrounding the house is the garden which is a typical country garden with rhododendrons, laurel hedge and holly bushes, which combine to provide a level of year-round colour and interest.

MACHUIM FARMSTEADING

Atcost Shed (12.1m x 6.82m) – Portal frame with asbestos cement roof and matching cladding.

Workshop (13.67m x 4.19m) – Atcost concrete portal frame with low brick wall and asbestos cement roof and matching cladding.

Stone Barn (12.94m x 5.17m) – Profile sheeted and steel framed roof with stone walls.

Byre (12.7m x 3.91m) – Stone construction with corrugated iron roof.

General Purpose Farm Building (27.28m x 10.12m) – concreted portal frame with brick walls, asbestos cement sheeted roof with matching cladding.

Old Cattle Court (28.18m x 11.79m) – Steel frame, sheeted roof, corrugated iron cladding.

MACHUIM FARMLANDS

The Machuim farmlands extend to about 35.71 acres and lie between about 190 m and 300 m above mean sea level. The land is currently permanent pasture though for the most part is ploughable.

In recent years the land has carried a small suckler cow herd with surplus grazings let to a third party on a seasonal basis. The land has a gentle south facing aspect.

There is a field of ploughable pasture enclosure of about 4.32 acres with a total field area of about 4.52 acres. The field can be accessed directly from the A827 public road.

MACHUIM WOODLANDS

The woodlands principally comprise Scots Pine, mixed native broadleaves, including birch, alder, rowan, ash, as well as smaller areas of sitka spruce and larch, as well as open ground.

The overall area is about 48.33 acres with about 36 acres of mixed broadleaves and 6 acres of conifer contained within the large woodland block at the north end of the farmlands.

The woodlands are well established. There are further woodlands in the glen that forms the western boundary. The Lawers Burn tumbles down through the glen with several pretty mini waterfalls and may be suitable for a joint hydro scheme with the neighbour subject to acquiring the necessary consents.

STONE BARN

About 11.95m x 4.55m. A delightful traditional stone barn with corrugated iron roof and includes an attractive area of woodland down to the Lawers Burn. Previously a mill with the mill race coming off the Lawers Burn. The area is outlined in green on the sale plan and crosshatched in black. The building has conversion potential to residential – subject to the award of planning consent. The overall area is about 1.04 acres.

EXCLUDED PROPERTY

The seller is retaining Tulloch House to the east of the farmhouse to relocate to. He is also retaining the field to the front of Tulloch House and the area of land to the east of Tulloch House, to allow erection of an outbuilding for storing his machinery and belongings. This area is hatched in black.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Method of Sale

The property is offered for sale as a whole.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH15 2PA.

Directions

From Aberfeldy, head west on the A827 towards Kenmore. Continue through Kenmore along the north shore of Loch Tay, for about eight miles. The farm road to Machuim is on your right-hand side as you enter the hamlet of Lawers.

Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD.

IACS

Machuim Farm is registered for IACS purposes with Farm Code number of 680/0082.

The farm is classified Severely Disadvantaged with Less Favoured Area status. The Basic Payment Scheme Entitlements are included in the sale on a pro-rata basis.

Solicitors

J & H Mitchell, 51 Atholl Road, Pitlochry, PH16 5BU; Tel: 01796 472 606. Contact: Paul Keith.

Sporting Rights

The sporting rights are included in the sale.

Minerals

The minerals are included in the sale, insofar as they are owned by the seller.

Council Tax & Rates

The shooting rights have a rateable value of £430.

Machuim Farmhouse is Council Tax Band E.

EPC Certificate

Machuim Farmhouse - F

Public Footpath

There is a public footpath running up the western boundary of the farm within the woodland glen that forms the western boundary and thereafter continuing northwards through the woodland.

Right of Access

The neighbouring house to the east, Lawnercroy, has a right of access over the farm access road. The additional neighbouring house to the east, Tulloch, which the seller is retaining, also has a right of access over the farm road.

Wayleaves

There are electricity lines traversing the subjects of sale.



Environmental Stipulations

There is a record of cup and ring mark stone of Neolithic Bronze Age at the farmsteading.

There is also a cairn, cup mark stone and stone circle, of Neolithic Bronze Age within field No.17.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk; www.onthemarket.com; www.thelondonoffice.co.uk and www.uklandandfarms.co.uk.

In addition, our social media platforms are Facebook.com – RettieTownandCountry; Twitter.com – RettieandCo; Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

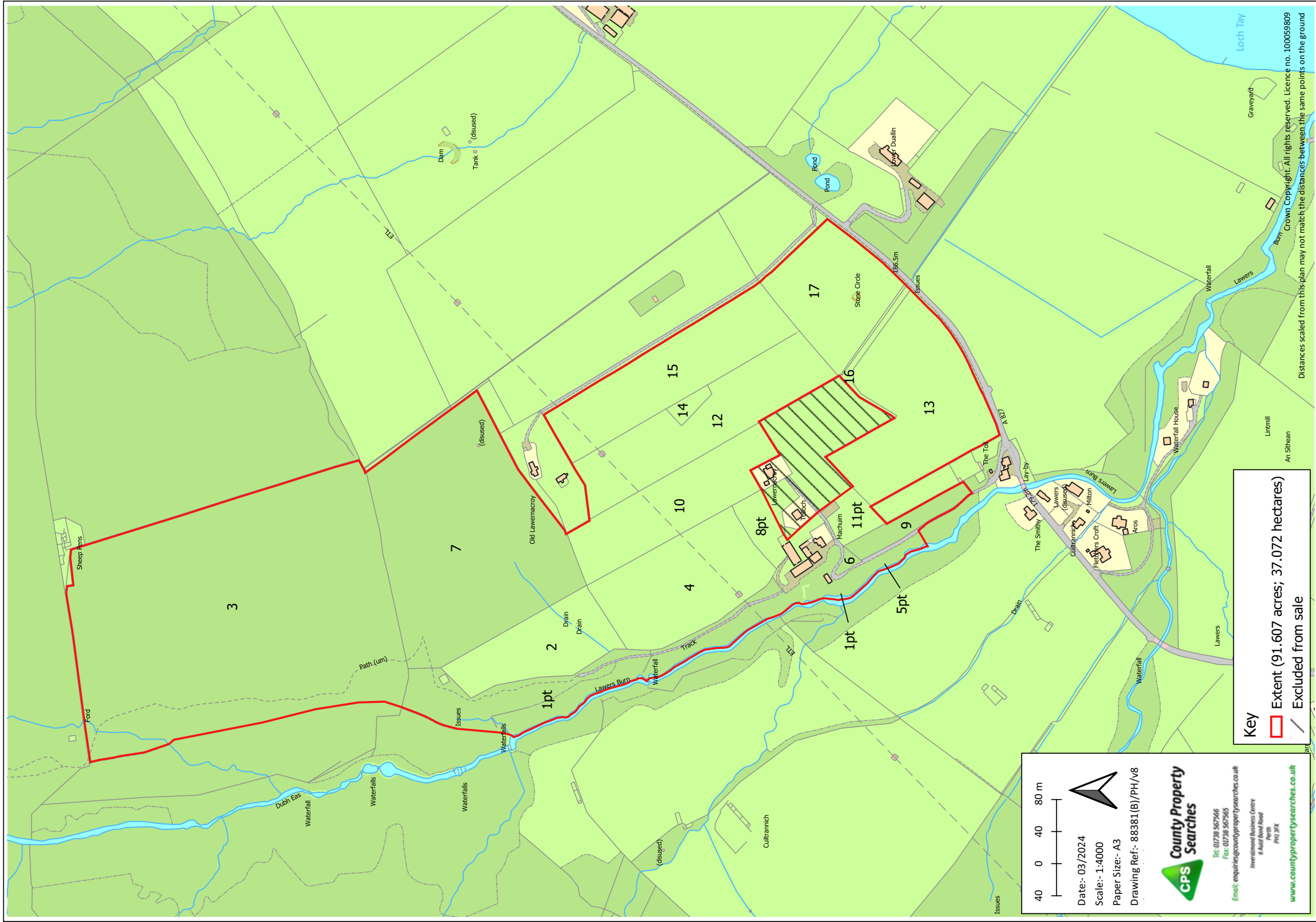
Important Notice

Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

FIELD SCHEDULE

Field	Permanent Pasture		Woodland		Other		Total - Acres
	Ha	Ac	Ha	Ac	Ha	Ac	
1 pt			2.12	5.24			5.24
1pt/5pt			0.42	1.04			1.04
2	1.48	3.66					3.66
3			11.3	27.92			27.92
4	2.31	5.71					5.71
6					0.05	0.12	0.12
7			5.72	14.13			14.13
8pt	0.33	0.82					0.82
9	0.42	1.04					1.04
10	1.95	4.82					4.82
11 pt	0.3	0.74					0.74
12	2.29	5.66			0.08	0.20	5.86
13	3.01	7.44					7.44
14	0.11	0.27			0.01	0.02	0.30
15	2.25	5.56			0.17	0.42	5.98
17	1.75	4.32			0.08	0.20	4.52
16					0.22	0.54	0.54
Other					0.69	1.71	1.71
Total	32.4	40.03	19.56	48.33	1.3	3.21	91.58



Key

- Extent (91.607 acres; 37.072 hectares)
- Excluded from sale

40 0 40 80 m

Date:- 03/2024
 Scale:- 1:4000
 Paper Size:- A3
 Drawing Ref:- 88381(B)/PH/W8

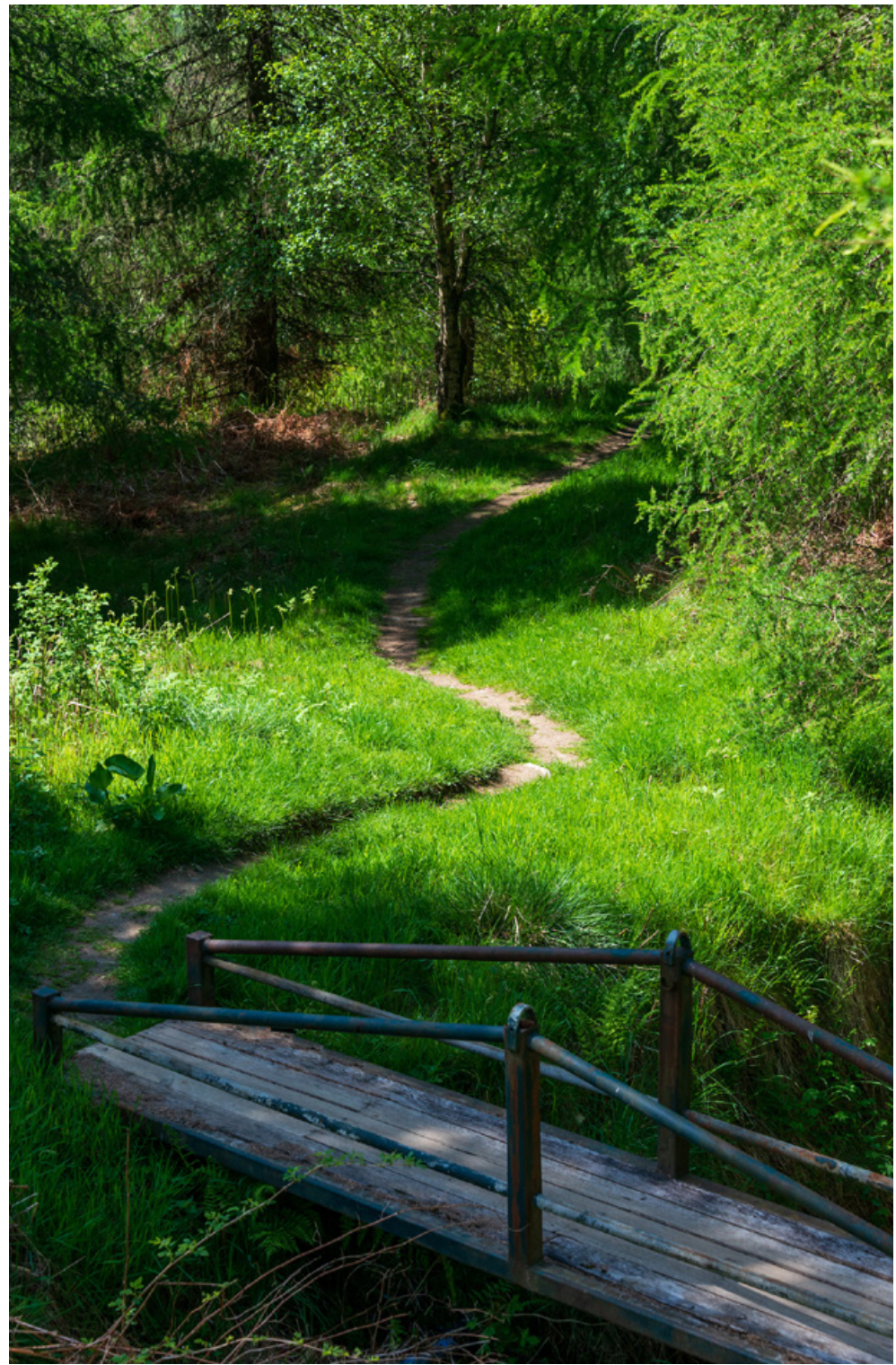
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Tel: 01738 567566
 Fax: 01738 567565
 Email: enquiries@countypropertysearches.co.uk
 Investment Business Centre
 6 Lord Street Road
 PO1 3JK

www.countypropertysearches.co.uk

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

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RETTIE

11 Wemyss Place,
Edinburgh, EH3 6DH

0131 220 4160

mail@rettie.co.uk

www.rettie.co.uk

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Glasgow

Melrose

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Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.