



## PLOT AT DULL

*Aberfeldy, Perthshire, PH15 2JQ*



 RETTIE



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**A delightful south facing woodland plot, with detailed planning consent for a versatile four bedroom house designed along ecological principles, with the plot extending to approximately 1.6 acres and overlooking the Upper Tay Valley.**

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### Summary of Accommodation

**Ground Floor:** Porch, Entrance Hall, open plan full height Kitchen/ Dining/ Living room , Study/Music Room, Bedroom with en suite Bathroom, Utility Room, Boot Room, Plant Room.

**First Floor:** Galleried Landing, Principal Bedroom with en suite Shower Room, Gym, Bedroom 3, Snug/ Bedroom 4, Family Bathroom.

**Exterior:** Garage/Workshop, Studio, Bike Store, ample outdoor car parking space. Generous south facing woodland garden .



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## Situation

Perched above the Upper Tay Valley, the plot at Dull is located in an idyllic woodland setting, within the hamlet of Dull with far-reaching views across the Upper Tay valley and towards Glen Lyon.

The popular highland Perthshire town of Aberfeldy lies approximately 2.5 miles to the east and is renowned for its scenic beauty, in particular the Birks of Aberfeldy, which was made famous by Robert Burns' poem of the same name. Dull (paired with Boring in Oregon) is a small historic village dating back to the 8th century with a unique character. It is set on a hillside above the Tay valley with excellent footpaths and tracks running from the plot up the hill and round to Loch Farleyer, Weem Hill and beyond.

Aberfeldy caters to the demands of the surrounding rural hinterland and is also well-established as a popular tourist destination. It services the community with an eclectic mix of fine local shops, cafes and restaurants, as well as banking, professional and medical services and a golf course. The highly-regarded Breadalbane Academy provides education from pre-school to secondary level, incorporating a public swimming pool, library and a variety of other facilities. The Birks cinema, which was rescued by the community and reopened in 2013, has become a popular regional destination, screening the latest film releases as well as live feeds from events at the National Theatre.

The surrounding area supports a wealth of recreational opportunities and country pursuits, including hill walking, climbing, cycling on road and MTB and canoeing and fishing on the River Tay. It is peppered with renowned topographical beauty spots including Glen Lyon and The Queen's View at Loch Tummel, as well as Munros such as Schiehallion and Ben Lawers. Nearby, Loch Tay is a particular focal point, and offers a wide array of water-sports and further fishing and is also home to the Scottish Crannog Centre featuring a unique reconstruction of the iron-age dwellings, which were excavated from the loch. The outlying Highland towns and villages, such as Kenmore, Killin, Dunkeld and Pitlochry are equally rich in heritage and charm, each offering a clutch of independent services, a golf course and active local communities.

The scenic Highland town of Aberfeldy is a short distance from the A9 with excellent road connections to the central belt, north and east of Scotland. Its central position in Scotland, almost halfway between the east and west coasts, means that a diverse range of popular locations such as Perth, Stirling, Pitlochry, Oban, Glencoe and Fort William are within comfortable reachable distance.

Pitlochry and Dunkeld stations are well served by Scottish and UK national services (Edinburgh in a little over 2 hours, London in just over 6 hours).



## GENERAL DESCRIPTION

The plot at Dull was granted full planning consent on 30/11/22 for a contemporary detached house with flexible four bedroom accommodation and a design that suits outdoor sports as well as home working. Details of the planning decision notice (22/00943/FLL) along with plans and additional documentation, can be found on the Perth and Kinross Council planning portal (<https://www.pkc.gov.uk/article/14996/View-and-comment-on-planning-applications>).

The plot is generous in size, extending to approximately TBC acre/Ha and is wooded with species including ash, cherry and sycamore providing much character to the site. The plot is accessed by a private track which is shared with a few other domestic properties.

The plot service connection for electricity is considered close to the site, with water located at the end of the track, and drainage via a private drainage system to be installed by the purchaser of the plot.

The approved design is for a contemporary, modular constructed house, which has been thoughtfully and sympathetically designed to make the most of the topography of the site, the grounds, wooded nature and its southerly aspect. The (multi award winning) architect is CASA (Colin Andrew Smith Architect), who is located locally, which provides a unique advantage when considering a design most suited to the site. The concept of simplicity and longevity are key to the house, with proposed materials to blend with the landscape whilst utilising traditional materials. Externally, there is larch cladding to the walls, which will weather over time and blend with the surroundings, which will be under a planted green roof.

The proposed layout internally is modern, with large, full height windows maximising the views, solar gain and with the benefit of natural light flooding through to a free-flowing open plan living/kitchen/dining space, which forms a natural hub to the house. A particular feature is the covered deck, which is south facing and is accessed directly from the kitchen/dining room and the music room. Functionality has been seamlessly balanced with luxury, with utility and boot rooms providing ample storage for modern day paraphernalia. The principal bedroom accommodation is located on the first floor with a galleried landing and bridge providing access to the master bedroom suite, with a dressing room and en-suite shower room. A first floor family/snug room has been incorporated within the design, which includes a wood burning stove and large south facing window, to make the most of the site's south facing aspect. There is a double bedroom and study/bedroom 4, which are served by a family bathroom.

Externally, the house is to sit in an elevated position, using reclaimed stone for retaining walls and galvanised posts. Access to the new plot will be via a shared access track, with a private drive culminating in a turning and parking area located to the west elevation. In addition, there is to be a single garage with space for a workshop, studio with a south facing window and bike store.

## GENERAL REMARKS AND INFORMATION:

### Viewing

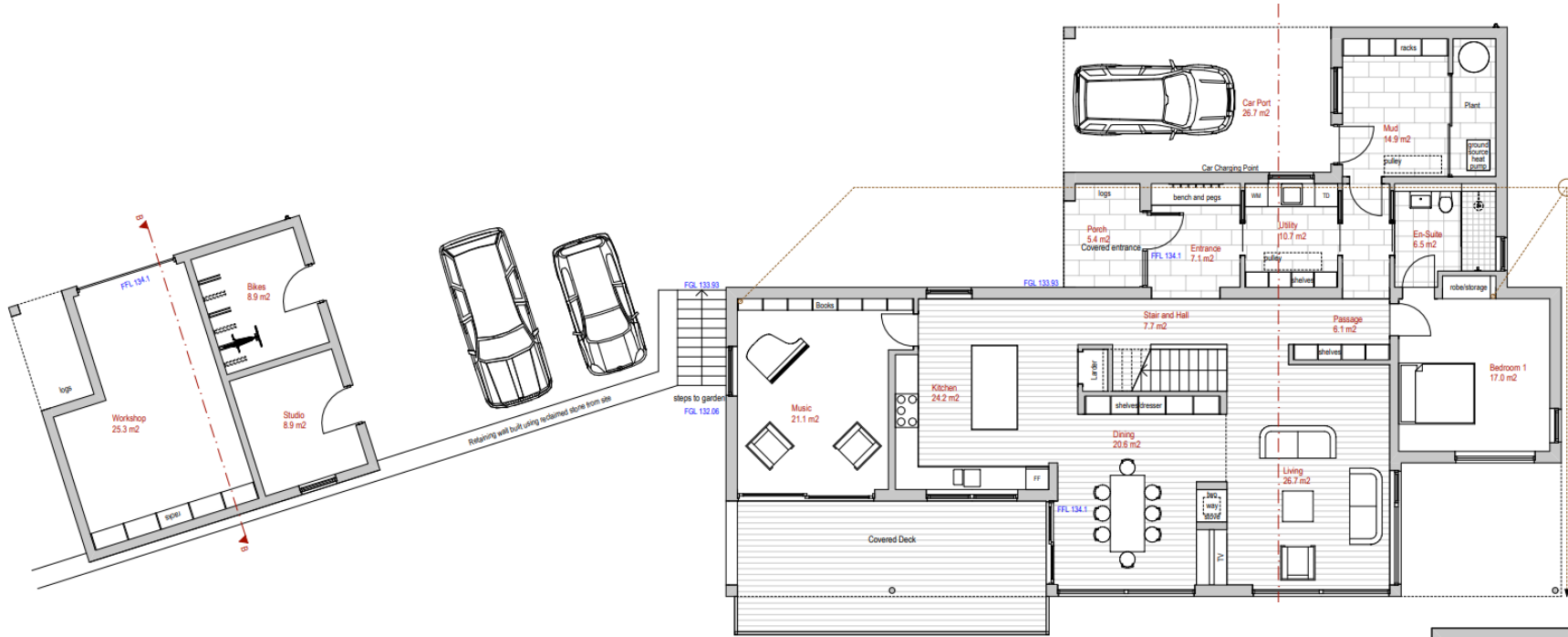
Interested parties can visit the site when in possession of the sales particulars. Appropriate care and attention should be taken when inspecting the ground.

### Access

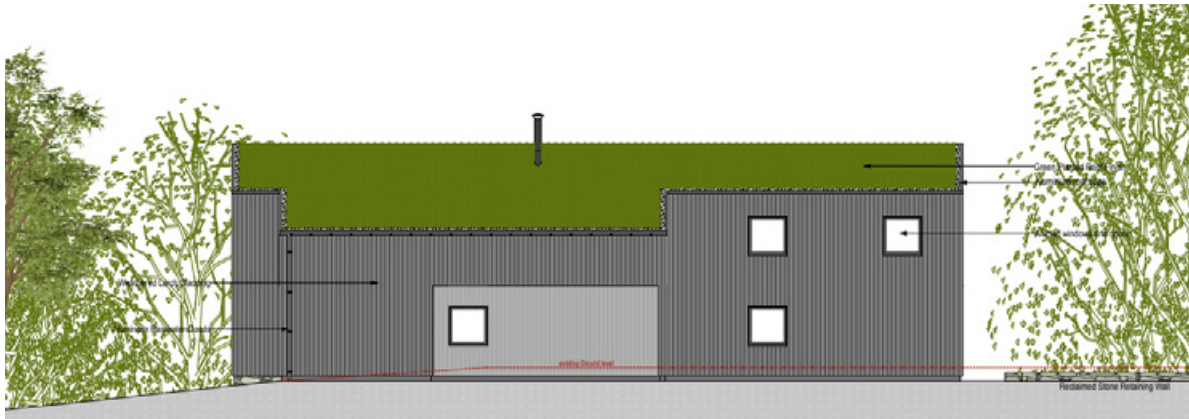
Please note there is a footpath which runs along the shared access track to the north and out of the plot on the north east boundary.



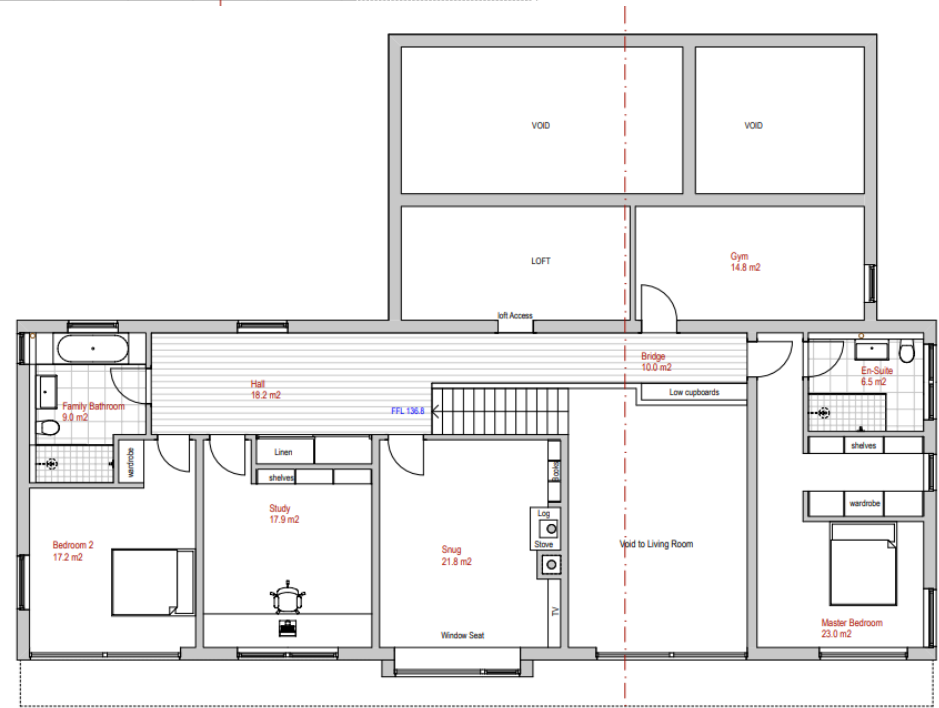
Not to scale. For identification purposes only.



GROUND FLOOR PLAN



NORTH ELEVATION



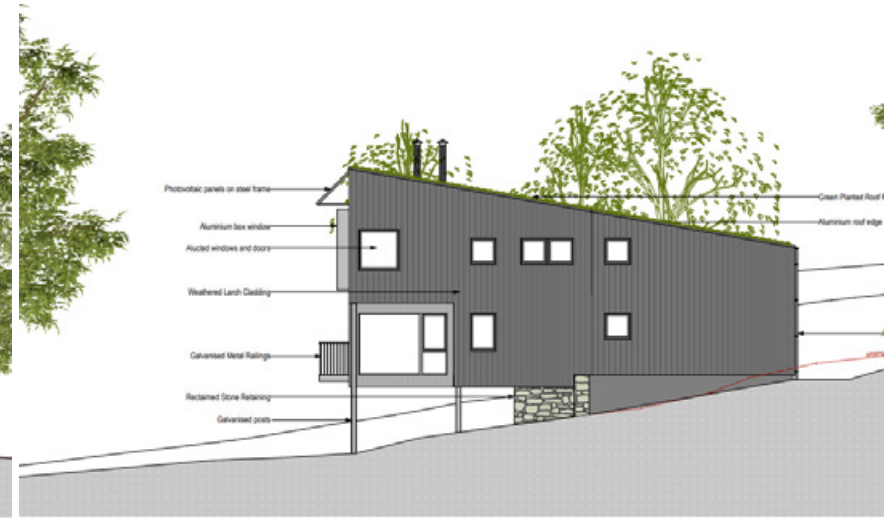
FIRST FLOOR PLAN



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION

RETTIE

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11 Wemyss Place  
Edinburgh  
EH3 6DH



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### Satellite navigation

For the benefit of those with satellite navigation, the postcode is PH15 2JQ. What3words – outboard.schematic.ruby

### Fixtures and Fittings

Only items specifically mentioned in the sales particulars are included in the sale price.

### Entry and Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Services

Water is located at the end of the shared access track. Electricity is anticipated to be close to the site. Drainage is to be undertaken by the purchaser of the plot.

### Local Authority

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD; Tel: 01738 475 000

### Solicitors

J&H Mitchell, 51 Atholl Road, Pitlochry PH16 5BU. Telephone :01796 472606.

### Fixtures

Only items specifically mentioned in the sales particulars are included in the sale price.

### Tenure

Freehold

### Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co. & Rettie LLP's. A closing date by which offers must be submitted may be fixed later. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

### Internet Website

This property and other properties offered by Rettie & Co. & Rettie LLP's. can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as Rightmove, Zoopla, On The Market and The London Office.

### 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.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co. or Rettie LLP's, 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.
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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, 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.

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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.

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.

### RETTIE

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