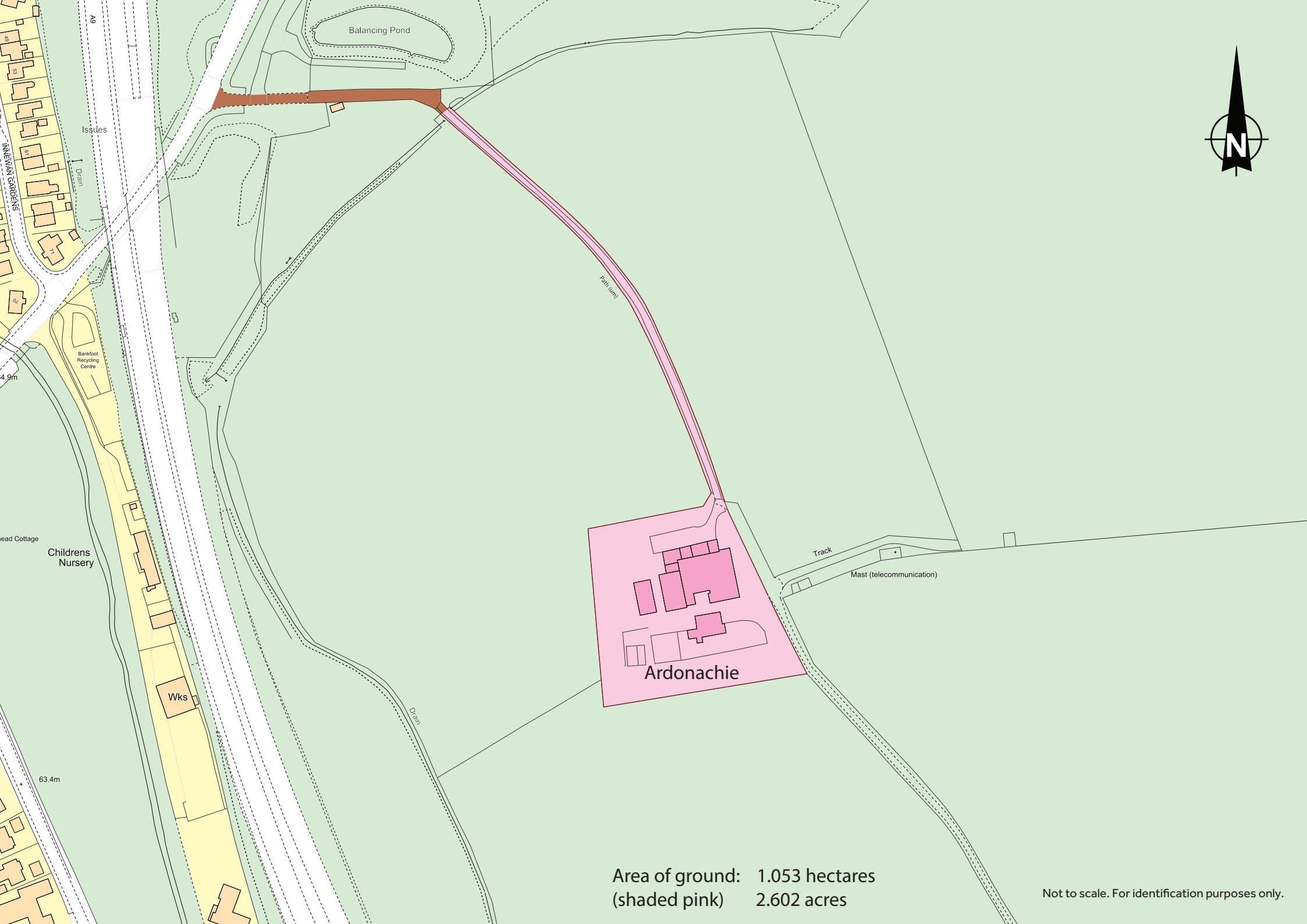




ARDONACHIE FARM
Bankfoot, Perth, PH1 4DY



Area of ground: 1.053 hectares
(shaded pink) 2.602 acres

Not to scale. For identification purposes only.

ARDONACHIE FARM

Bankfoot, Perth, PH1 4DY

Exceptional Development Opportunity with Panoramic Countryside Views

This property offers a rare, well-connected rural development site near Bankfoot, Perthshire, with far-reaching views and full, valid planning permission to replace a derelict farmhouse and mixed farm buildings with ten residential units.



ARDONACHIE FARM

Bankfoot, Perth, PH1 4DY

Plot Summary

The plot is approximately 2.6 acres or 1 hectares

Planning permission to demolish existing farmhouse and modern farm buildings, with partial demolition/partial retention of stone-built steading to create ten residential units.

Planning application number: 08/01023/FLL

Situation

Located approximately a half mile south-east of Bankfoot and only 8 miles north-west of Perth, the site benefits from excellent transport links following recent upgrades to the A9, including the new Bankfoot interchange. Bankfoot provides a good range of local amenities, with comprehensive services available close by in Perth.

The local village of Bankfoot provides the community and surrounding rural hinterland with a strong collection of amenities including a primary school, a general store, pubs and restaurants, a boutique retail village with a delicatessen and restaurant, a garage, a tennis club, and a community church.

The Perthshire countryside affords a wealth of opportunities for walking, cycling, and horse riding through beautiful scenery and there are opportunities to indulge in a great many outdoor pursuits locally, including shooting, fishing, and kayaking. For golfing enthusiasts, there are several championship golf courses within a thirty-minute drive – namely, the Rosemount and Landsdowne courses at The Blairgowrie Golf Club, as well as The King's Course, The Queen's Course and The PGA Centenary Course at the world-famous Gleneagles Resort.

Ardonachie Farm reaps all the benefits of a rural setting, while enjoying close access onto the A9 – placing both the city of Perth (South) and the ancient town of Dunkeld (North) approximately 8 miles away by car and providing access into Scotland's arterial motorway network.

The city of Perth offers the comprehensive range of services and facilities which you would expect of a city of its size, with High Street shops and Retail Parks, Bars and Restaurants, a Cinema, a Theatre and Concert Hall, a Hospital, and Leisure Centres. It also has several secondary schools and a Railway Station with commuter services to Dundee, Edinburgh, and Glasgow, as well as sleeper services to London.

Named the best place to live in Scotland by the Sunday Times' annual Best Places to Live guide for 2023, the ancient town of Dunkeld lies around an 8-mile drive to the North and is renowned for its beautiful scenery and position on the banks of the River Tay. It is the setting of the magnificent Dunkeld Cathedral, which dates to the 14th Century, and has an eclectic collection of independent shops and services, hotels and restaurants. The neighbouring village of Birnam is well-known by literary enthusiasts as the favoured Scottish holiday-spot of Beatrix Potter and has a Railway Station which offers sleeper services to London, as well as services to Perth, Pitlochry, Inverness, Edinburgh and Stirling. Often referred to as the gateway to the Highlands, Dunkeld's local area includes the Hermitage Woodland Gorge, Birnam Arts and Beatrix Potter Exhibition Centre, The Loch of the Lowes Visitor Centre and Wildlife Reserve, as well as the House of Bruar Retail Centre and Blair Atholl Castle.



Perthshire hosts many of Scotland's leading independent schools including Craigclowan and Ardvreck School, Strathallan School and Glenalmond College and Morrison's Academy.

General Description

A Rare Development Opportunity in an Elevated Perthshire Setting

An exceptional chance to acquire a sizeable rural plot incorporating a derelict farmhouse together with a mix of traditional stone steadings and modern agricultural buildings. The subjects occupy an elevated position with far-reaching views across the picturesque Perthshire landscape. The full extent of the land is shown outlined in red on the accompanying plan.

The property is accessed via a private farm road of around 400 m from the minor public road from Bankfoot towards Stanley. The plot includes:

- A derelict traditional stone farmhouse
- A range of traditional stone steading buildings
- Several modern steel-framed agricultural buildings

Full planning permission (Ref: 14/01436/FUL) has been granted for the demolition of the existing farmhouse and modern sheds, along with the partial demolition and retention of the stone steading to create ten residential units totaling approximately 16,429 sq ft (GIA). We are advised by the seller that the consent has been lawfully implemented and, as confirmed by Perth & Kinross Council, will therefore remain valid indefinitely.

Historically operated as a dairy farm, the plot is now largely derelict and is surrounded on all sides by open farmland, providing an attractive private setting.

The remains of a former silage clamp running east-west, with the steel frame still standing. Further south are several single-storey stone dairy buildings, some retaining corrugated roofing understood to contain asbestos, along with original dairy fittings and internal drainage channels. The former two-storey farmhouse sits to the south, externally intact but internally derelict, with an overgrown rear garden area.

The remainder of the site comprises extensive concrete and gravel hardstanding. In the south-western corner, a fenced concrete base marks the former site of a telecommunications mast, now relocated just beyond the eastern boundary.

The surrounding area of the site is predominantly agricultural land whilst the A9 lies roughly 250m to the west.

GENERAL REMARKS AND INFORMATION

Viewing

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH1 4DY

///What3words ///feared.ambient.whisker

Fixtures and Fittings

Only items specifically mentioned in the Particulars of Sale are included in the sale price.

Local Authority

Perth & Kinross Council, 2 High Street, Perth PH1 5HH. Tel: 01738 475 000 Fax: 01738 475 710

Tenure

Freehold

Services

There is a water supply to the property and there is an electricity supply to the property. There is a septic tank serving Ardonachie but will likely need upgrading for any development of the Steading. The septic tank has not been used for some years and we can give no warranty to its functionality or condition.

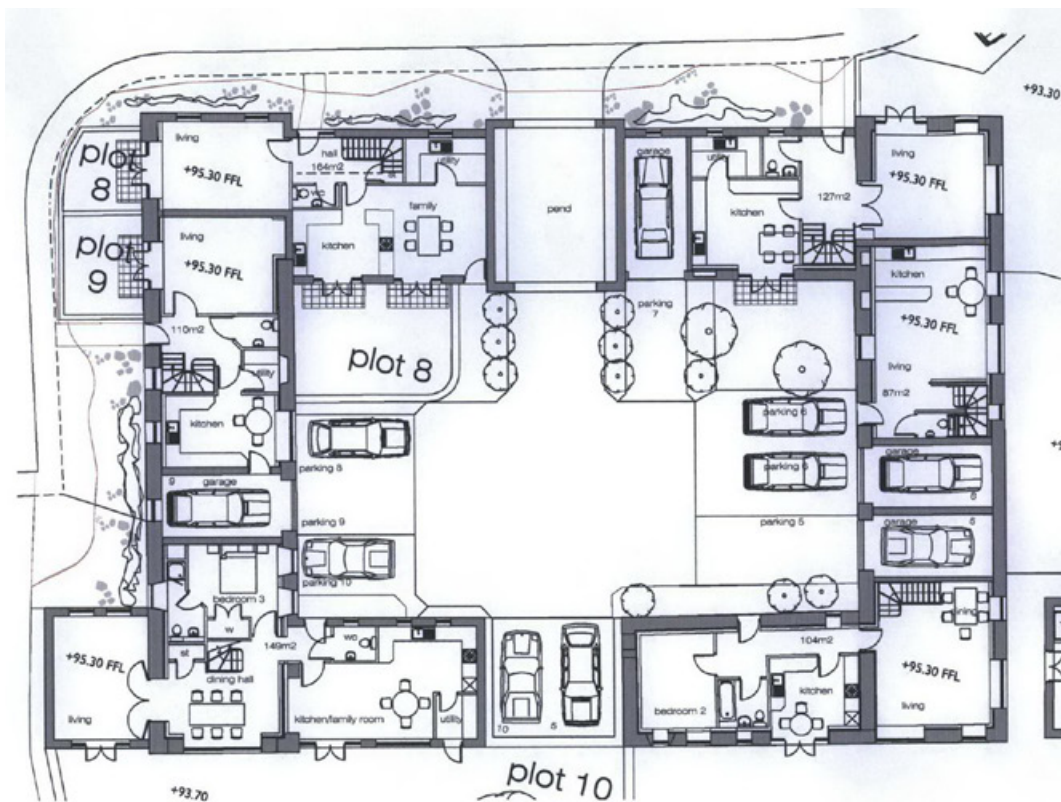
Solicitors

Gary Thomas at Thorntons in Edinburgh.

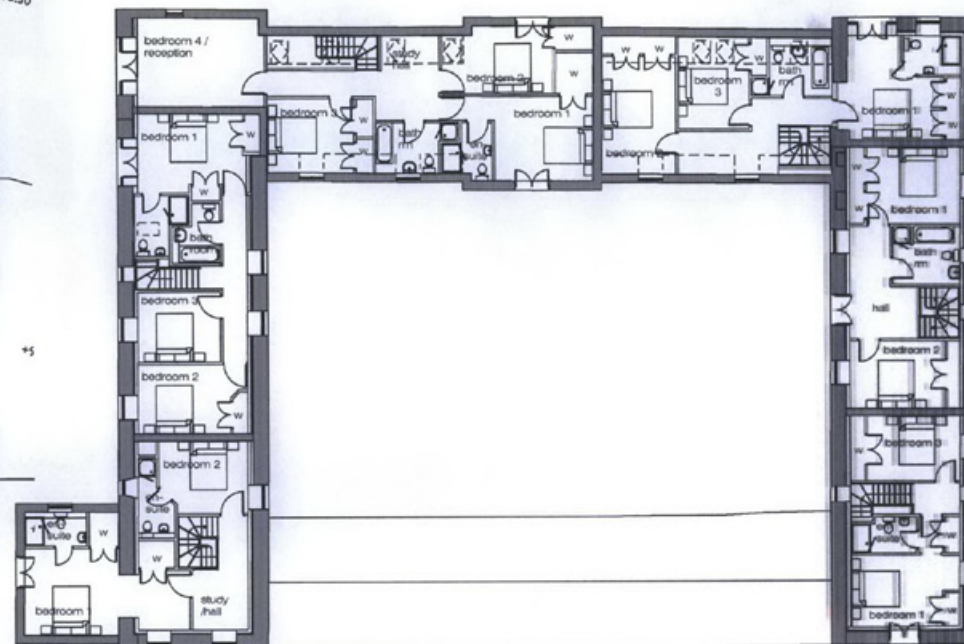
Offers

Offers should be submitted in Scottish Legal Form to the joint sole selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6HA. 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.





barn/courtyard block - ground floor plan

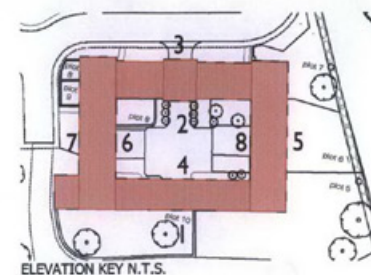


barn/courtyard block - first floor plan

PERTH AND KINROSS COUNCIL
DRAWING REF: 08/01023/9



KEY PLAN - (1:1250)



ELEVATION KEY N.T.S.



PERTH AND KINROSS COUNCIL
DRAWING REF: 08/01023/5

proposed site plan

Internet Websites

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 and www.thelondonoffice.co.uk. In addition, our social media platforms are [facebook.com](https://www.facebook.com/RettieTownandCountry), [twitter.com](https://twitter.com/RettieandCo), [Instagram](https://www.instagram.com/RettieandCo) and [LinkedIn](https://www.linkedin.com/company/RettieandCo).

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.

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 agents, 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 mis-statement 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 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 mis-statement 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.

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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