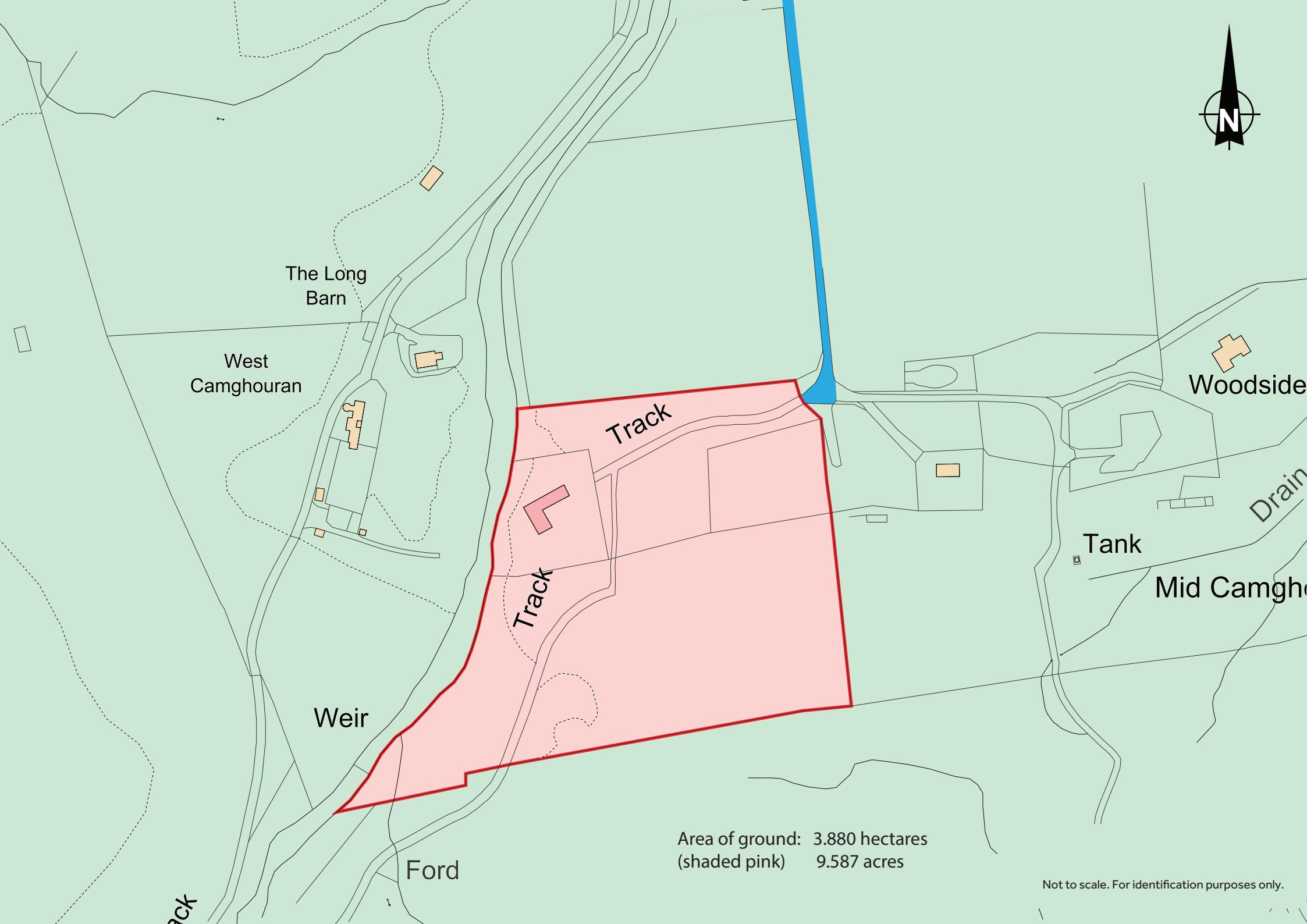




## WEST CAMGOURAN PLOT

*Rannoch, Perth and Kinross, PH17 2QG*



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A secluded Highland Perthshire steading sitting on a plot extending to approximately 9.5 acres with planning permission for three houses whilst offering privacy and dramatic Rannoch scenery.



## WEST CAMGOURAN PLOT

Rannoch, Perth and Kinross, PH17 2QG

### PLOT SUMMARY

Approximately 9.5 acres in total

Planning permission was awarded in June 2011 for the conversion of the steading into three dwellings – two 2 bedroom houses and one 3 bedroom house.

Planning reference number 10/01853/FLL

### SITUATION

West Camghouran sits just minutes from the sheltered southern shore of Loch Rannoch, a short distance west of Kinloch Rannoch, offering a tranquil rural position while remaining within easy reach of the village's amenities and the wider Rannoch area. Loch Rannoch forms part of the Loch Rannoch and Glen Lyon National Scenic Area, one of 40 such areas in Scotland, which are defined so as to identify areas of exceptional scenery.

The surrounding upland landscape is renowned for its natural beauty and this area of Perthshire, known as "Big Tree Country", is characterised by distinctive mature mixed woodland and forestry of every changing colour, offering delightful walking and cycling routes and an atmosphere of idyllic seclusion. Loch Rannoch itself has sandy beaches on the North Shore and the road circuit around the loch is approximately 22 miles and being flat make it an enjoyable place to cycle and walk.

Mountain bikers, climbing enthusiasts and ski tourers are well served by the Ben Alder Range, directly to the north. Approximately eight miles to the west is Rannoch Station (with its own tea room) on the West Highland line with connections south to Glasgow and north to Fort William, Glenfinnan and the little Atlantic ferry port of Mallaig. The Caledonian Sleeper service allows an overnight connection to London Euston. Eight miles to the east is the vibrant village of Kinloch Rannoch with its primary school, doctors' surgery, Country Store, café and hotel. It is also a hub for tourism, farming and forestry.

Pitlochry is approximately 33 miles to the east and is a popular tourist "honey-pot" established in the Victorian era, serving the wider rural hinterland with a range of day to day shopping facilities, bank and professional services and schools as well as an indoor leisure centre. It also hosts the famous Pitlochry Festival Theatre and the annual Enchanted Forest light display, as well as two distilleries, which cater to the thriving tourist trade, with whisky tours, tastings and visitor shops.

### GENERAL DESCRIPTION

West Camghouran Plot offers an exceptional opportunity to craft truly distinctive private residences in one of Highland Perthshire's most captivating Lochside settings. Set off the road which runs along the sheltered southern edge of Loch Rannoch, this traditional stone steading lies within roughly 3.8 hectares (9.5 acres) of open grazing land, providing remarkable seclusion, generous space, and a richness of natural beauty that is increasingly rare.



This part of the Highlands has evolved into a highly desirable address for premium rural living. Several impressive, architect-designed properties have been created nearby, reflecting both the quality of the environment and the calibre of buyers drawn to the area. It is a location where people invest confidently in bespoke, high-value homes that sit comfortably within their dramatic surroundings.

Existing planning consent, granted in June 2011, permits the steading's conversion into three individual dwellings. Equally, the site is well suited to the development of a single, landmark home—potentially accompanied by ancillary accommodation, subject to acquiring the necessary consent. Currently screened by dense natural vegetation, the buildings enjoy complete privacy and offer an outstanding blank canvas. Clearing the ground and pursuing tailored planning permission would enable a purchaser to shape a design fully aligned with the site's potential.

Combining striking scenery, ongoing investment in neighbouring properties, and substantial planning flexibility, West Camghouran presents a rare chance to create an extraordinary retreat that embraces the drama and tranquillity of its Highland setting.

The property includes a deteriorated former agricultural steading and an accompanying outbuilding. Access is via a gravel farm track running southwest through a steel gate from the north-south track that links to the minor road bordering the southern side of the Loch. This approach is unfenced and flanked by grazing land on both sides.

The main structure forms an L-shaped, single-storey building constructed from stone masonry, the roof still clad in corrugated sheeting believed to contain asbestos. Internally, the floors comprise a mixture of concrete and compacted earth. Most windows and doors have been boarded up, though some openings remain exposed. To the southwest lies a dilapidated timber Dutch barn, with an overhead electricity pylon situated nearby.

The buildings are encircled by overgrown grassland on the north, east, and south sides. To the west, mature woodland lines the course of the Allt Camghouran, which flows northward alongside the site.

## GENERAL REMARKS AND INFORMATION

### Viewing

Viewing is strictly by appointment with the Selling Agents.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH17 2QG

### ///What3words

///trucks.scorpions.courier

### 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

### Solicitors

Gary Thomas at Thorntons in Edinburgh.

### Services

The Steading is served by a shared private water supply from the Allt Camghouran Burn. The premises also benefit from an electricity supply which is not currently connected but could easily be reinstated. There is currently no draining system but installing the necessary sewerage treatment equipment would be relatively straightforward.

### 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.



Not to scale. For identification purposes only.

site boundary

## Plot 2

plot boundary

Water Treatment Area

### Plot 3

site boundary

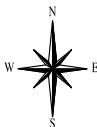
plot bound

Existing timber  
shed removed  
(shown dotted)

Plot 1

boundary / Repositioned Track line

### Existing Trace



Site area =  
0.554 Hectare  
(including  
access track)



## Internet Websites

This property and other properties offered by Rettie & Co can be viewed on our website at [www.rettie.co.uk](http://www.rettie.co.uk) as well as our affiliated websites at [www.rightmove.co.uk](http://www.rightmove.co.uk), [www.onthemarket.com](http://www.onthemarket.com) and [www.thelondonoffice.co.uk](http://www.thelondonoffice.co.uk)

In addition, our social media platforms are [facebook.com/RettieTownandCountry](http://facebook.com/RettieTownandCountry), [RettieandCo](http://RettieandCo), [Instagram](http://Instagram) and [LinkedIn](http://LinkedIn).

## 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.



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