



WEST KINNOCHTRY STEADING (WESTERN HALF)

By Coupar Angus, Perthshire

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An opportunity to acquire a substantial development opportunity with immediate building potential along with longer term prospects and set in a delightful part of rural Perthshire.

Summary of Accommodation

- Development plot with Planning Permission in Principle
- Traditional steading
- Paddock ground
- Approximately 1.28 acres (0.52 hectares)
- Immediate development opportunity with longer-term potential
- For sale as a whole

Situation

West Kinnochtry Steading lies to the south of the village of Burrelton in the Vale of Strathmore, adjacent to a quiet minor public road in rural Perthshire. The area is one of Scotland's foremost arable farming districts and benefits from an excellent range of agricultural suppliers and contractors.

The nearby village of Burrelton provides a village shop incorporating a Post Office, a butcher and primary school. Additional primary schooling is available at nearby Collace and Coupar Angus, whilst secondary education can be found in both Blairgowrie and Perth.

Perthshire and Angus are renowned for their excellent recreational opportunities, including walking, cycling and riding through the surrounding countryside, together with skiing at Glenshee approximately 40 minutes away. Perth and Dundee are both within approximately 20 minutes' drive and provide an extensive range of shopping, cultural and leisure facilities. Dundee is also home to the V&A Museum, railway station and airport. Golf courses are available nearby at Alyth, Blairgowrie, Murrayshall, Carnoustie and St Andrews.



GENERAL DESCRIPTION

Overview

West Kinnochtry Steading extends to approximately 0.52 hectares (1.28 acres) and is offered for sale as a single lot. The property comprises three distinct parcels including a serviced development opportunity with Planning Permission in Principle, the western half of a traditional steading range and an additional area of paddock ground offering longer-term development potential.

The site presents an attractive opportunity for purchasers seeking a development project with both immediate and future potential, subject to obtaining the necessary statutory consents.

Development Plot

Situated immediately adjacent to No. 1 Kinnochtry Holdings, the westernmost section extends to approximately 0.12 hectares (0.29 acres) and benefits from Planning Permission in Principle (Ref: 25/00310/IPL) granted on 6 May 2025 for the erection of a dwellinghouse. Whilst there are currently no service connections, mains water and electricity are understood to be available nearby.

Traditional Steading

Occupying a central position within the subjects, the traditional steading is of substantial proportions. The building is redundant and in a dilapidated condition but offers scope for redevelopment, conversion or replacement, subject to the necessary planning and statutory consents.

Paddock Ground

To the north lies an area of paddock ground. Naturally enclosed by hedges and trees, the land offers an attractive setting and potential for future development, subject to planning permission. Access may be available from the common access road serving the residential properties to the north.

Taken together, the three elements create a versatile development package with immediate building potential and longer-term prospects.

GENERAL REMARKS AND INFORMATION

Special Note: Please do not enter any of the buildings; they are not safe.

Viewings can be arranged through the agents Rettie on 0131 624 4183 or the owner Lindsay Watt on 07711803762.

Please Note:-

- A section of the buildings has an asbestos roof, which will require specialist removal.
- There is a repair notice over the building requiring removal of roofing slates. This is in the name of the current owners but will probably be replaced in the purchaser's name.
- The boundary between the subjects of sale and the eastern half of the steading buildings is not straightforward.
- The two caravans are included in the sale.

Satellite Navigation

PH13 9PN



Local Authority

Perth & Kinross Council, 2 High Street, Perth PH1 5EH.

Services

There are currently no service connections to the site. Purchasers should satisfy themselves regarding connecting mains services.

Solicitors

Hodge Solicitors, Union Bank Buildings, Coupar Angus PH13 9AJ. Tel: 01828 628395.

Directions

From Dundee follow the A923 towards Coupar Angus then Collace/Kinrossie and Woodside/Burrelton to Kinnochtry. From Perth follow the A94 towards Coupar Angus, turning for Saucher/Collace/Kinrossie before continuing to Kinnochtry. The site lies adjacent to No. 1 Kinnochtry Holdings.

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 1 India Street, 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.

Internet Website

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.primelocation.com, www.globrix.com, www.s1homes.com and www.thelondonoffice.co.uk.

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.

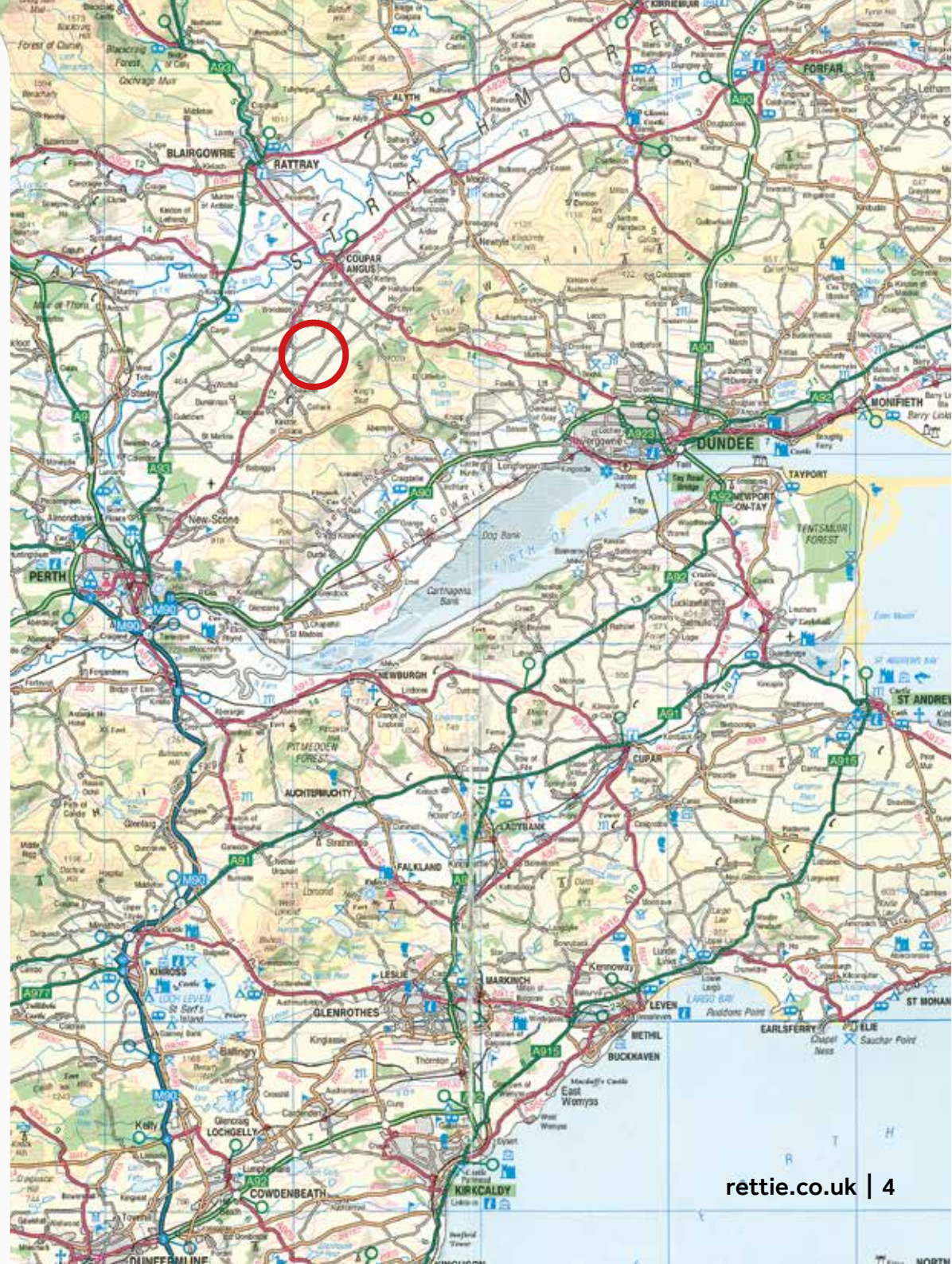
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Rettie & Co, their clients and any joint agents give notice that:

1. The Consumer Protection from Unfair Trading Regulations 2008 (CPRs) and Business Protection from Misleading Marketing Regulations 2008 (BPRs) prohibit agents from engaging in unfair commercial practices in their dealings with consumers and businesses. This includes giving false or misleading information and hiding or failing to provide necessary material information that the average consumer needs, according to the context, to take an informed transactional decision.

Rettie & Co implement procedures to ensure all relevant due diligence is carried out before a property is marketed with the aim of ensuring accurate information is provided. However, 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. 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.

2. 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 regarding material information that is not within the remit of Rettie & Co as the sales and marketing agent.





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