

Galbraith



MARGMORE FARM
BY ABERFELDY, PERTHSHIRE





Margmore Farmhouse

MARGMORE FARM, BY ABERFELDY, PERTHSHIRE

A delightful small farm with traditional farmhouse and former bothy, commanding outstanding views.

Aberfeldy 1.5 miles ■ Perth 30 miles ■ Edinburgh 75 miles

About 112.98 acres (45.71 hectares)

- Margmore Farmhouse - 1 reception room, dining kitchen, 3 bedrooms
- Traditional stone built outbuildings offering development potential, subject to obtaining the necessary consents
- Photovoltaic panels providing renewable energy
- Former cottage offering potential development opportunity
- Grazing ground
- Woodland areas



Tyndun

Galbraith

Lynedoch House, Barossa Place
Perth PH1 5EP
01738 451111
perth@galbraithgroup.com



SITUATION

Margmore Farm enjoys a highly scenic rural setting, a short distance to the south of Aberfeldy in the county of Perthshire. Aberfeldy is a thriving town providing excellent day to day facilities and amenities including supermarket, independent retailers, restaurants and cafés, cinema, health centre, churches and golf club. There is also the Breadalbane Community Campus providing nursery, primary and secondary schooling, together with a library and sporting facilities, which includes a swimming pool, available to the wider local community.

The city of Perth, lying some 30 miles to the south, offers more extensive services and facilities including national retailers, concert hall, theatre, banks, railway station and professional services. Edinburgh can be reached in about 1½ hours journey by car with its international airport, universities, theatres, galleries and extensive range of retail and hospitality offerings.

Perthshire is a county with a wealth of recreational activities on its doorstep. The surrounding hills and glens offer many hill walking and mountain biking routes whilst winter sports can be enjoyed at Glenshee which lies about an hour's journey to the north. For the golfer there are numerous courses within a comfortable distance of Margmore including a 9 hole course in Aberfeldy, 18 hole courses in Dunkeld and Pitlochry together with the recently opened Mains of Taymouth Country Estate and Golf Course by Kenmore. Loch Tay lying around 6 miles to the south west offers water sports.

DESCRIPTION

Margmore Farm is a delightful small farm extending to about 112.98 acres and enjoying an elevated position, commanding outstanding views over Aberfeldy to the north and the mountain ranges beyond. It comprises an attractive traditional stone built farmhouse with a range of small traditional outbuildings lying adjacent offering great potential for conversion, subject to obtaining the necessary consents, together with grazing ground and woodland areas.

In addition there is a delightful stone built bothy cottage known as Tyndun, which formerly had planning permission for a new build house and subject to obtaining such consents, it could be a superb site for a new build house.



Further there are 18 solar Photovoltaics panels providing a source of renewable energy to the farmhouse.

MARGMORE FARMHOUSE

Margmore Farmhouse is a traditional farmhouse of stone construction under a slated roof and enjoying an elevated position above Aberfeldy. Immediately to the front and side of the farmhouse is a good sized parking area with a stone outbuilding lying to the south and a further stone outbuilding to the north of the house. There is a lawned garden to the north and west of the house.

OUTBUILDINGS

The two traditional stone outbuildings are in need of refurbishment and renovation but do offer potential either as a useful outbuilding or indeed for conversion into annexe accommodation to the farmhouse, subject to obtaining the necessary consent.

The buildings comprise:

The Byre

Lying to the immediate south of the farmhouse, a single storey stone built outbuilding under a corrugated metal roof.

The Barn

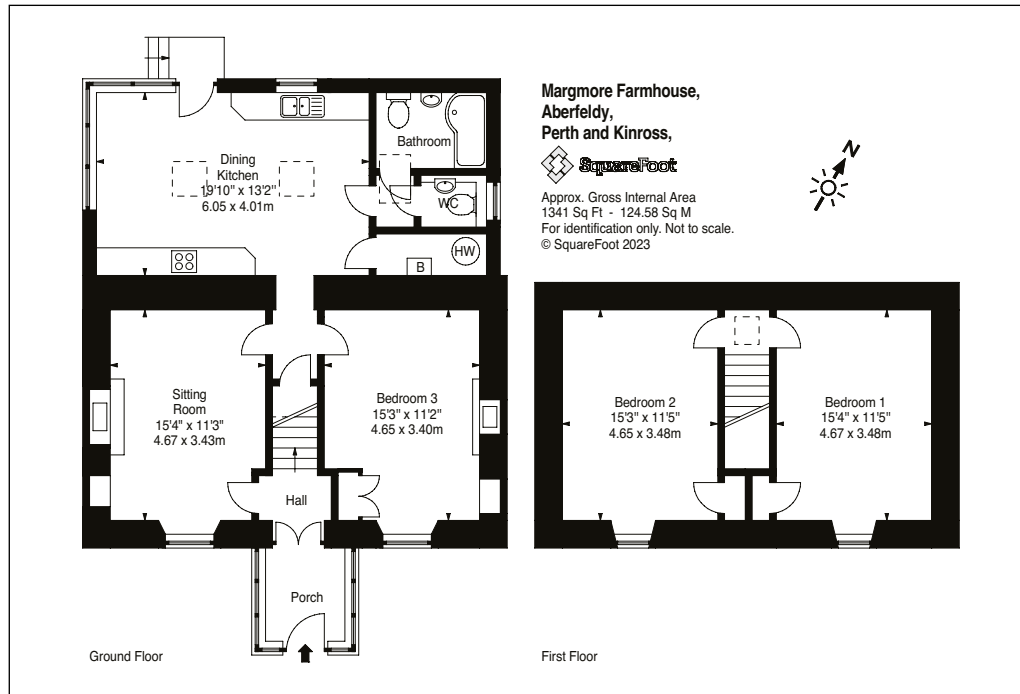
The barn lies immediately to the north of the farmhouse, is of stone construction under a corrugated metal roof and formerly had planning permission granted in 2011 for conversion into a separate dwelling. Planning Reference No. 11/01133/FLL. Further details are available from the Selling Agent.

PHOTOVOLTAIC PANELS

Lying immediately to the south of the farmhouse are 18 ground positioned photovoltaic panels. They were installed in 2011 with a FIT payment contract of 20 years. Further details are available from the Selling Agent.

THE LAND

The land at Margmore Farm is principally down to permanent pasture with some areas of rough grazing and woodland. It is classified as Grade 5.2 by the James Hutton Institute. It is predominately level and gently sloping with some parts more steeply sloping. It is a ring fenced unit, with access directly off the farm track which runs through the subjects.





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE (EPC)

PROPERTY	Water	Drainage	Electricity	Heating	Council Tax	EPC
MARGMORE FARMHOUSE	Private	Private	Mains	LPG	Non Domestic Rates	Band E
TYNDUN COTTAGE	N/A	N/A	N/A	N/A	N/A	N/A

IACS

All the farmland is registered for IACS purposes and the farm code is 677/0015.

BASIC PAYMENT SCHEME (BPS) 2023

The Basic Payment Scheme entitlements will be available for sale by separate negotiation. Further details of the Basic Payment Entitlements are available from the Selling Agents.

NITRATE VULNERABLE ZONE (NVZ)

The land at Margmore Farm is not included within a Nitrate Vulnerable Zone.

LESS FAVOURED AREA SUPPORT SCHEME (LFASS)

All the land has been designated as severely disadvantaged within a less favoured area

LOCAL AUTHORITY

Perth and Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD
T: 01738 475000

SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID
Strathearn House
Broxden Business Park
Lamberkine Drive
Perth
PH1 1RX
T: 01738 602000

MINERALS

The mineral rights are included.

TIMBER

All fallen and standing timber is included in the sale as so far as it is owned by the seller.

SPORTING RIGHTS

In so far as these rights form part of the property Title they are included within the sale.

FIXTURES AND FITTINGS

All fixtures and fittings within Margmore Farmhouse are included in the sale price. No other items are included unless mentioned in the sales particulars.

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. The deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller of their Agents.

DIRECTIONS

From the centre of Aberfeldy, take the Crieff road (A826) heading south. After 0.5 miles the access track for Margmore is on the right, just after the entrance for Moness Resort.

POSTCODE

PH15 2DX

WHAT3WORDS

The find this property location to within 3 metres, download and use What3Words and enter the following 3 words:

///totally.nylon.wiggling

SOLICITORS

Anderson Strathearn
Floor 2
1 Rutland Ct
Edinburgh
EH3 8EY
T: 0131 270 7700

VIEWING

Viewing is strictly by prior appointment only through the Selling Agents Galbraith - telephone 01738 451111.

ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

HEALTH AND SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection.

THIRD PARTY RIGHTS AND SERVITUDES

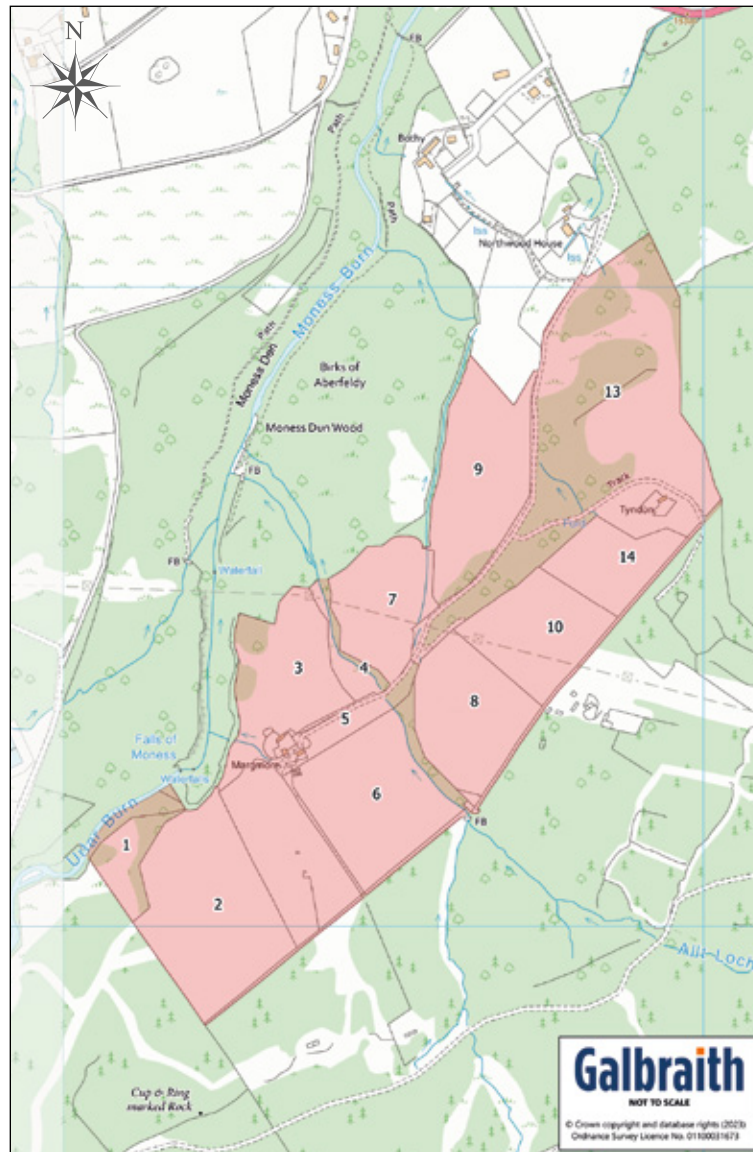
The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

POSSESSION AND ENTRY

Vacant possession and entry will be given on completion or such mutual time to be agreed by the seller and the purchaser(s).

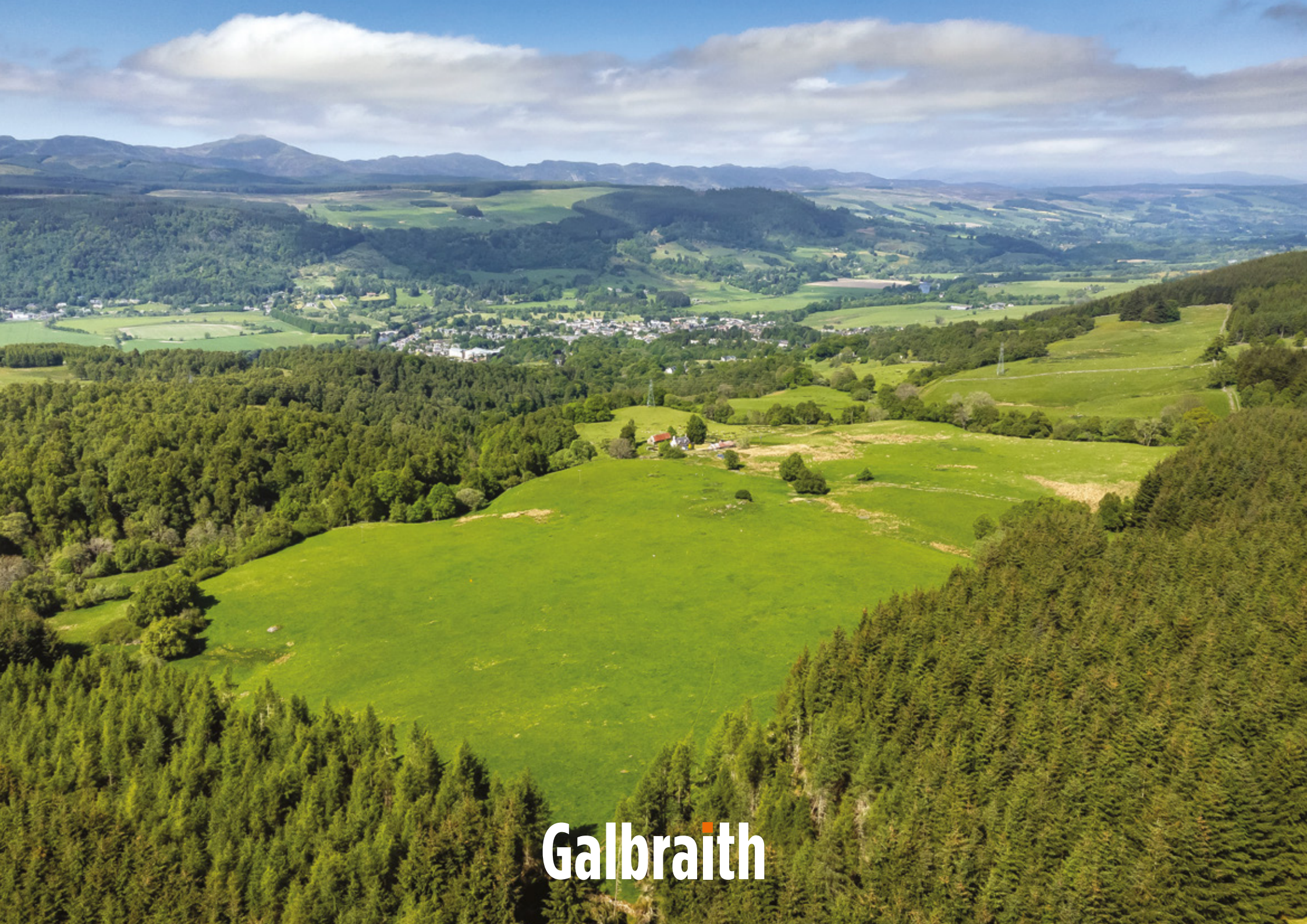
AMC PLC FINANCE

Galbraith are approved Agents for the Agricultural Mortgage Corporation (AMC) and we can assist you in securing finance loans for a variety of farming purposes including the purchase of land and property, restructuring debt, and to provide working capital for diversification, improving or erecting farm buildings. For further details and to discuss any proposals in confidence please contact Alistair Christie in our Galbraith Stirling Office on 01786 435047. Email: alistair.christie@galbraithgroup.com



IMPORTANT NOTES

1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6. Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken June 2023.



Galbraith