

BORELAND FARM
KIRKMICHAEL, PERTHSHIRE

Galbraith



BORELAND FARM KIRKMICHAEL, PERTHSHIRE

**A DELIGHTFUL SMALL FARM SITUATED IN HIGHLAND PERTHSHIRE
OFFERING EXCELLENT OPPORTUNITIES.**

Blairgowrie 12 miles Perth 29 miles Dundee 32 miles

About 70.07 acres (28.36 hectares) in total

Beautifully presented farmhouse (4 bedrooms)

Holiday chalet and holiday pod

Extensive range of traditional and modern outbuildings offering workshops, garaging, stabling and storage

Grazing ground extending to about 61.1 acres

Woodland areas providing shelter and amenity

Highly scenic rural setting

Commanding outstanding views

EPC = C

FOR SALE AS A WHOLE

Available separately: 2 semi detached houses (currently being completed)
each offering open plan kitchen with living room, 3 bedrooms and bathroom.

Galbraith

Lynedoch House

Barossa Place

Perth

PH1 5EP

01738 451111

perth@galbraithgroup.com

SITUATION

Boreland Farm enjoys a south facing position immediately to the south of the village of Kirkmichael and about 12 miles north of Blairgowrie in the highly scenic and sought after county of Perthshire. Kirkmichael provides a primary school, community run village shop, village hall and 2 hotels. Blairgowrie offers a good array of wider services and facilities including a secondary school, medical centre, supermarket and independent retailers.

The 'Fair City' of Perth lies about 29 miles to the south offering a broad range of facilities including national retailers, banks,

theatre, cinema, concert hall leisure centre, ice rink and both railway and bus stations. Dundee can be reached in just an hour by car to the south east with 2 universities, V&A museum, shopping centres and airport with daily services to London.

Perthshire is well served by agricultural merchants and dealers and there is a successful local machinery ring which can provide additional resources as and when required. There are two livestock markets in Stirling (approx. 60 miles south).

The county of Perthshire offers a broad range of recreational activity's many of which are within a comfortable distance of Boreland Farm. The surrounding hills and glens afford numerous interesting and varied walks while the ski slopes of Glenshee can be reached in approximately a 30 minute car journey to the north. For the golfer there are 18 hole courses at Blairgowrie, Dunkeld and Pitlochry. While stalking, shooting and fishing are all readily available locally. Dewar Centre ice rink in Perth is the home to the renowned and very active Perth Curling Club.





DESCRIPTION

Boreland Farm is a well presented small farm extending to about 70.07 acres (28.36 hectares) centred on an attractive traditional farmhouse with an extensive range of both traditional and modern outbuildings together with a holiday chalet and holiday pod. Enjoying a slightly elevated position Boreland Farm benefits from a south facing aspect with the land predominantly down to permanent pasture with woodland areas offering good shelter and additional amenity.

The farm drive leads directly off a minor public road lying just to the south of Kirkmichael, with the farm itself benefiting from a generous sized yard area, farm track and all fields are linked by gated entrances resulting in a practical unit.

Boreland Farmhouse

Boreland Farmhouse is a pretty house with stone and timber exterior under a slated roof. Under the current ownership, Boreland Farmhouse was extended and upgraded resulting in a most welcoming, well presented and good sized family home. The house is centred on the open plan kitchen, dining and sitting room which benefits from a triple aspect and doors leading out to the garden. The bedrooms lie principally over the first floor with the fourth bedroom and shower room lying on the ground floor.

The accommodation, over two floors, comprises:

Ground Floor: Vestibule Hall, Open plan kitchen with dining and sitting room, utility room, cloakroom, boot room, bedroom 4, shower room, bathroom.

First Floor: Landing with open plan study, principal bedroom with ensuite bathroom, two further bedrooms, shower room.

Boreland Farmhouse has a lovely garden lying principally to the south. It is laid to lawn with a terraced seating area adjacent to the house and partly enclosed by a stone wall.

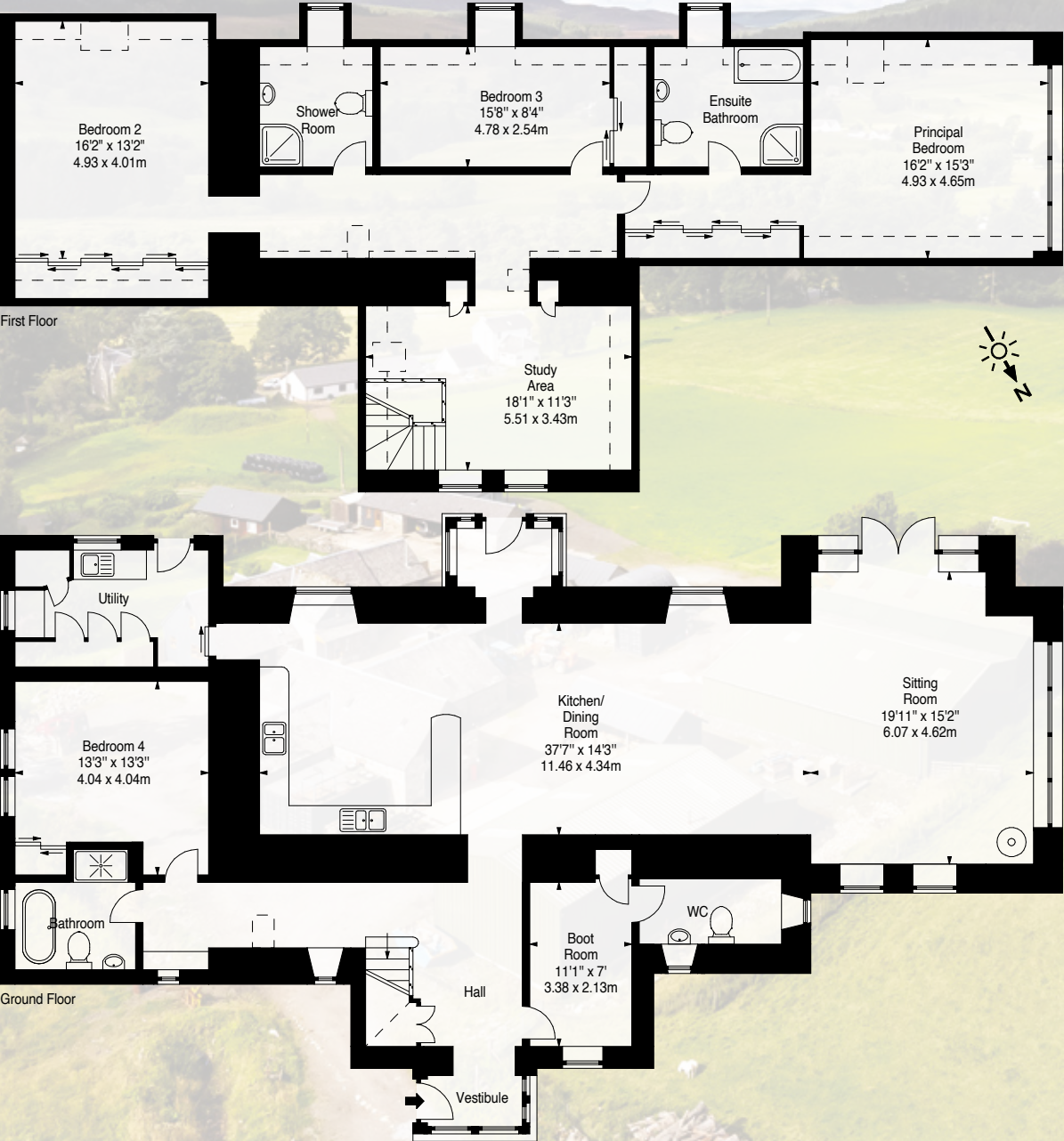




BORELAND FARMHOUSE

Approx. Gross Internal Area
3155 Sq Ft - 293.10 Sq M

For identification only. Not to scale.





Boreland Holiday Chalet

Boreland Holiday Chalet lies just to the south of the farmhouse and is a well presented timber chalet providing an open plan living room, dining area and kitchen with two bedrooms and bathroom. It benefits from its own private garden lying immediately to the front with a parking area adjacent and accessed immediately off the farm drive.

Boreland Holiday Pod

Situated to the west of the farmhouse is a recently built pod providing an open plan living room with kitchen, one bedroom and shower room. It has a parking area immediately adjacent and enjoys an attractive outlook over the farmland and scenic hills beyond.

Farm Outbuildings

Boreland Farm has an extensive range of both modern and traditional outbuildings. Under the current ownership the traditional buildings have been maintained and improved with a number of modern buildings having been constructed. This has resulted in a superb and extensive range of buildings offering practical uses. Equally the buildings could be repurposed for alternative uses if desired, subject to obtaining the necessary consents. The buildings comprise:-

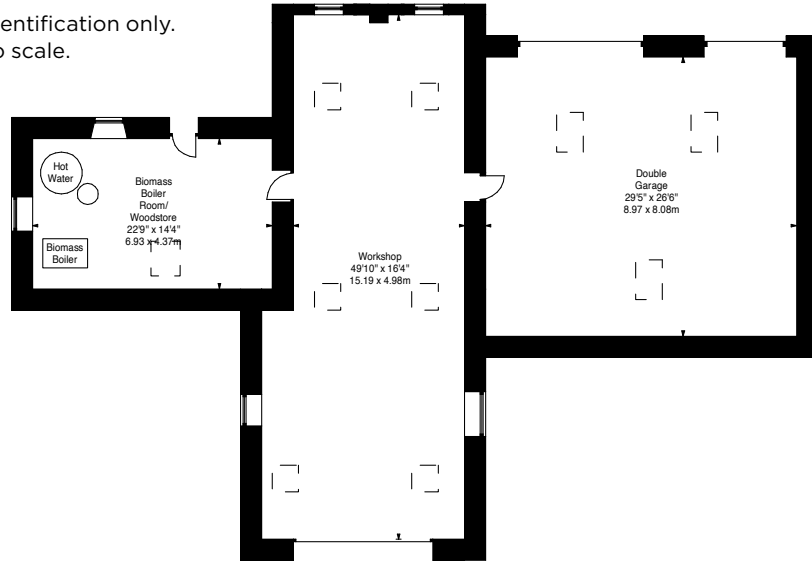
- Tractor shed
- Garage/workshop
- Biomass boiler room/ woodstore
- Workshop
- Double garage
- Carport
- Hay barn
- Woodshed
- Potato shed
- Agricultural shed & stables



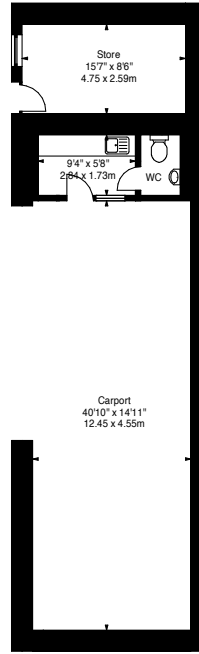
OUTBUILDINGS

Approx. Gross Internal Area
12941 Sq Ft - 1202.22 Sq M

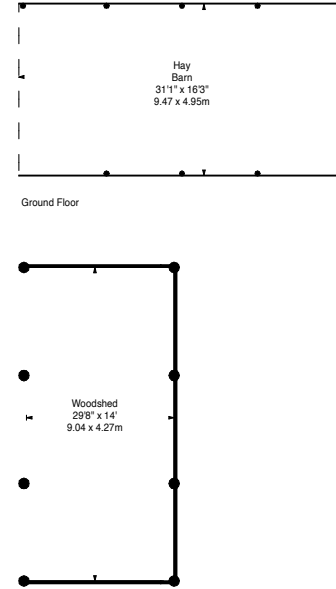
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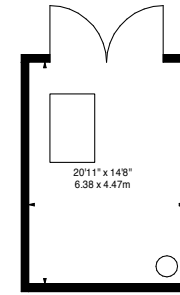
Ground Floor



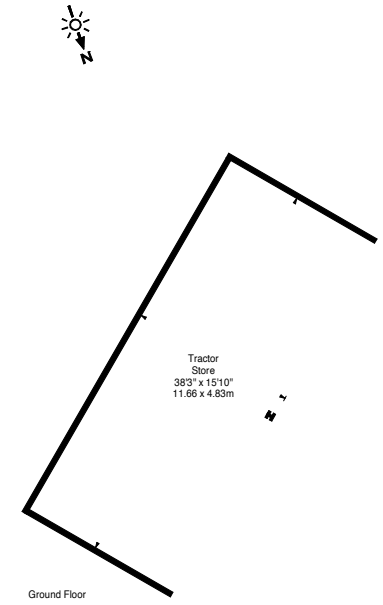
Ground Floor



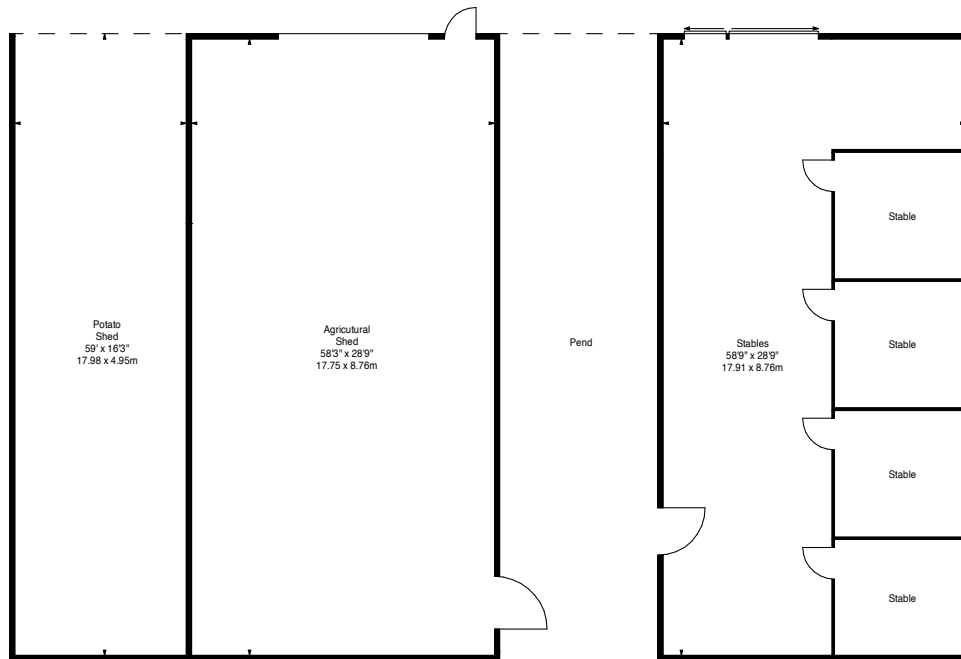
Ground Floor



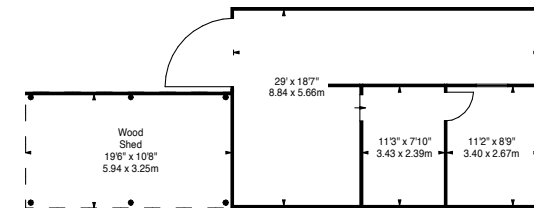
Ground Floor



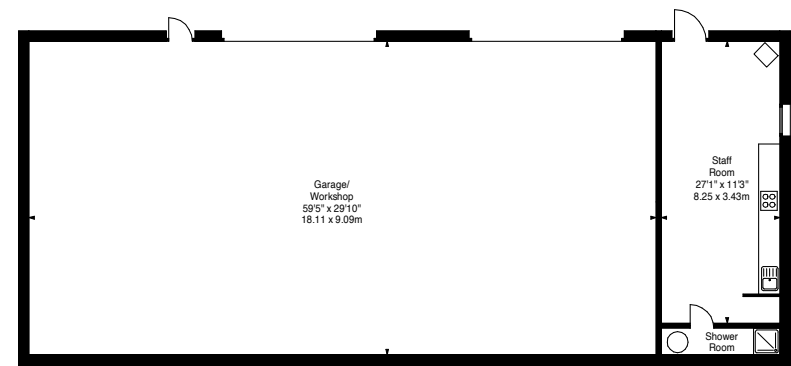
Ground Floor



Ground Floor



Ground Floor



Ground Floor



LAND AT BORELAND FARM

Boreland Farm extends to approximately 70.07 acres (28.36 hectares) in total and is a ring-fenced unit lying just to the north of the A924 road with a farm drive leading directly off a minor public road to the farmhouse, buildings and holiday units.

The land is principally classified as grade 4.1 by the James Hutton Institute with the fields all benefiting from a south facing aspect. The land rises from approximately 223 metres to 268 metres above sea level at its highest point. The average rain fall for the region is about 1122 millimetres per annum. The fields are of a good practical size, predominantly enclosed by either stock fencing or stone dykes, with the fields accessed either from the farm drive and yard or by interconnected field to field gated accesses. In addition, there are woodland areas giving shelter and further amenity to the subjects.

The land can be classified as follows

Land Type	Acres	Hectares
Permanent Pasture	57.79	23.39
Rough Grazings	3.31	1.34
Woodland	5.85	2.37
Other	3.12	1.26
Total	70.07	28.36





SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

Property	Water	Electricity	Drainage	Heating	Council Tax	EPC
Boreland Farmhouse	House - Borehole Chalet and Pod - Mains	Mains	Private	Biomass	Band D	C

The Biomass Boiler, located in one of the outbuildings, has a Renewable Heat Incentive (RHI) in place when used for commercial purposes as well as heating the farmhouse. Details of the RHI contact terms are available for the Selling Agents.

There is an EV charger installed.

There is a 3 phase electricity supply within some of the outbuildings.

PLANNING PERMISSION

Planning permission for the construction of two holiday cabins within Field 2 was granted by Perth and Kinross Council in 2019, under ref 19/00734/FLL. A Notice of Initiation of Development (NID) followed by carrying out a 'material start' on site has been made and the planning permission is now live in perpetuity. Correspondence with PKC confirming the material start is available from the Selling Agents.

IACS

All the farmland is registered for IACS purposes and the farm code is 671/0031.

BASIC PAYMENT SCHEME (BPS) 2023

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

Any payments relating to the 2023 scheme year will be retained by the Seller. If applicable, the purchaser(s) will be responsible upon occupation of the subjects of sale to comply fully with the Statutory Management requirements to maintain the farmland in Good Agricultural and Environmental Condition (GAEC) as laid down under the Cross Compliance rules of the Basic Payment Scheme (BPS) 2023 for the remainder of the scheme year.

NITRATE VULNERABLE ZONE (NVZ)

The land at Boreland Farm is not included within a nitrate vulnerable zone.

LESS FAVOURED AREA SUPPORT SCHEME (LFASS)

All of the land has been designated as being within a less favoured area.

LOCAL AUTHORITY

Perth & Kinross Council, Pullar House, 35 Kinnoull Street, Perth, PH1 5GD Tel: 01738 475000



SCOTTISH GOVERNMENT RURAL PAYMENTS AND INSPECTIONS DIRECTORATE

SGRPID, Strathearn House, Broxden Business Park, Lamberkine Drive, Perth, PH1 1RX

Tel: 01738 602000 Fax: 01738 602001

Email: SGRPID.perth@gov.scot

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.

FIXTURES AND FITTING

All fixture and fittings within Boreland Farmhouse/ Boreland Holiday Chalet and Boreland Pod are included in the sale price. No other items are included unless mentioned in the sales particulars.

The equipment found within the Boreland Farm outbuildings are specifically excluded from the sale of Boreland Farm. They may be available by separate negotiation.

DEPOSIT

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

DIRECTIONS

To reach Boreland Farm from Perth take the A93 sign posted for Blairgowrie. Continue north on the A93 to Bridge of Cally and turn left onto the A924 sign posted for Kirkmichael. Upon entering Kirkmichael turn right onto a minor road sign posted for Glenshee / Braemar and the farm drive lies after a short distance to the left hand side. Continue along the farm drive and Boreland Farmhouse is reached.

POST CODE

PH10 7NR

WHAT3WORDS

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

///marine.book.marmalade

SOLICITOR

Hodge Solicitors LLP, 28 Well Meadow, Blairgowrie, PH10 6AX
T: 01250 874441 W: www.hodgesolicitors.co.uk

VIEWING

Strictly by appointment with the Selling Agents Galbraith 01738 451 111.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all times during inspection particularly in reference to the farm buildings, farmland and water courses.

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).

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.

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:

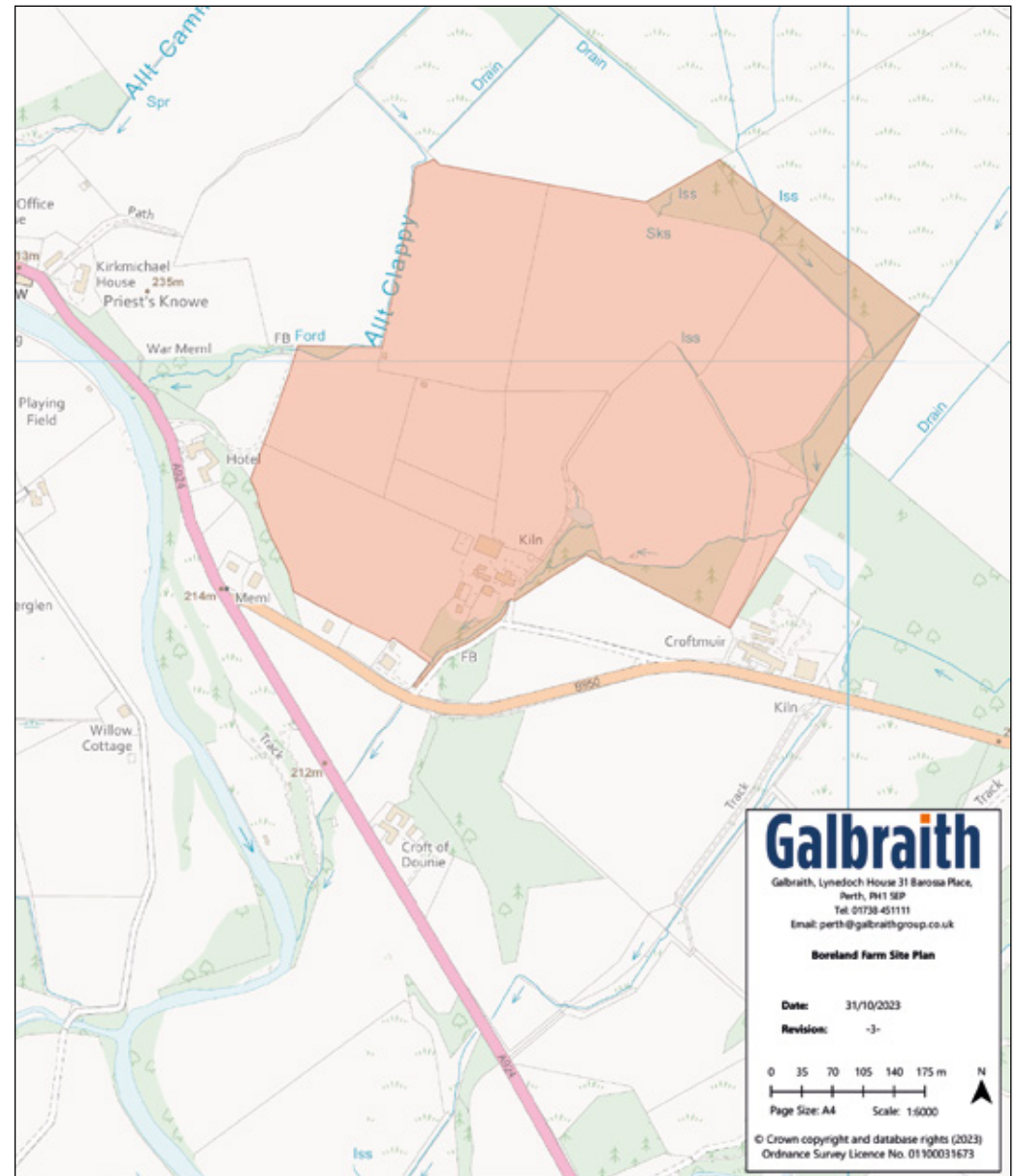
- a) originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- b) copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we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

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

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 434 600. 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 in Summer and Autumn 2023.



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