



LAND AT DALGUISE BY DUNKELD, PERTHSHIRE

Block of highly productive arable land

About 111.8 acres (45.24 ha) in total

Dunkeld 4 miles
Aberfeldy 12 miles
Perth 15 miles

- Grade 3:1 Land
- Good sized easily worked fields
- Suitable for a wide variety of crops

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

SITUATION

The Land at Dalguise sits in a highly accessible location immediately to the west of the River Tay and on the edge of the hamlet of Dalguise in the County of Perthshire. Dunkeld lies about 4 miles to the south with Perth reached in approximately 15 minutes by car via the A9. The area is well served by agricultural merchants and has an active machinery ring.

The land is predominantly level and in parts gently sloping, ranging from 53m to 67m above sea level. The Land at Dalguise is designated as predominantly Class 3(i) by the James Hutton Institute and is suitable for a wide variety of crops, currently predominantly sown in spring barley with smaller sections down to grass and permanent pasture. The soil is a mixture of Humus-iron podzols, some Brown Forest soils and gleys. The average rainfall for the area is in the region of 921mm per annum.

Access to the land is either directly off the B898 public road or via private tracks which are either owned or for which a formal right of access is in place.

For some of the land, it is necessary to cross the main railway line running between Perth and Inverness and thus there is a requirement to telephone British Rail in order to gain access over the track and down to the fields.

VIEWING

Viewing by appointment with the selling agent.

HEALTH & SAFETY

The property is an agricultural holding and appropriate caution should be exercised at all time during inspection, particularly with reference to the farmland, being adjacent to the River Tay and railway line. In order to access the land, the main railway line between Perth and Inverness is required and it is essential that British Rail is telephoned from the nearby direct telephone in order to gain access over the line.

DIRECTIONS

From Perth to the A9 north for approximately 13 miles. Turn left onto the B898 minor road signposted for Dalguise. Continue on this road for approximately 2 miles and the land is found on the right-hand side.

POST CODE

PH8 OJU

IN GOING VALUATION

The purchaser(s) of Land at Dalguise shall, in addition to the purchase price, be obliged to take over and pay for at a valuation to be agreed by a mutually appointed valuer(s) with respect to the following:

- 1. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure.
- 2. All feed stuffs, hay, straw, fodder, roots, silage and farmyard manure.
- 3. All oils, fuel, fertilisers, sprays, chemicals, seeds, and sundries at cost.

Note: If the amount of the valuations has not been agreed on the date fixed for completion, then the purchaser shall pay to the seller such a sum as selling agents shall certify on account at the valuation pending agreement. Should the payment not be made within seven days then the interest will become payable on outstanding monies.

BASIC PAYMENT SCHEME (BPS) 2018

Basic Payment Entitlement was established on 15th May 2015. The Basic Payment Entitlements will be included in addition and 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 2018 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) 2018 for the remainder of the scheme year.

ENVIRONMENTAL DESIGNATIONS

The land at Dalguise qualifies for LFASS and is designated as severely disadvantaged.

Adjoining fields 4 and 5 is the River Tay which is a Special Area of Conservation (SAC). Part of the river bank to the north-east of field 5 is included within the Shingle Island SSSI.

Field No.	HA	AC	2018	2017	2016
1	7.22	17.84	SB	SB	SB/SPOT
2	6.64	16.40	SB/PGRS/FALW	SPOT/FALW	SB/FALW
3	9.67	23.90	SB	SB	SB/SPOT
4	16.08	39.73	SB/PGRS	SB/PGRS	SB/FALW
5	5.62	13.89	SB/PGRS	SB/PGRS	SB/PGRS
Total	45.23	111.76			

SPORTING RIGHTS

Insofar as these rights form part of the property title they are included within the sale.

MINERAL RIGHTS & TIMBER

The mineral rights are included in the sale. All standing and falling timber is included in the sale.

MAINS GAS PIPE

A high pressure mains gas pipe runs through part of the Land at Dalguise. The statutory restrictions apply over the pipeline route. Further information is available from the Selling Agents.

ENTRY

By mutual agreement.

SOLICITORS

Wilkie & Dundas
28 Marywell Brae
Kirkriemuir
Angus
DD8 4BP

LOCAL AUTHORITY

Perth & Kinross Council
Pullar House
35 Kinnoull Street
Perth
PH1 5GD

RURAL PAYMENTS & INSPECTIONS DIRECTORATE

Broxden Business Park
Lamberkine Drive
Perth
PH1 1RZ
Tel: 01738 602000

MORTGAGE 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 Colin Stewart on 01738 448144. Email: colin.stewart@galbraithgroup.co

STIPULATIONS DEPOSIT

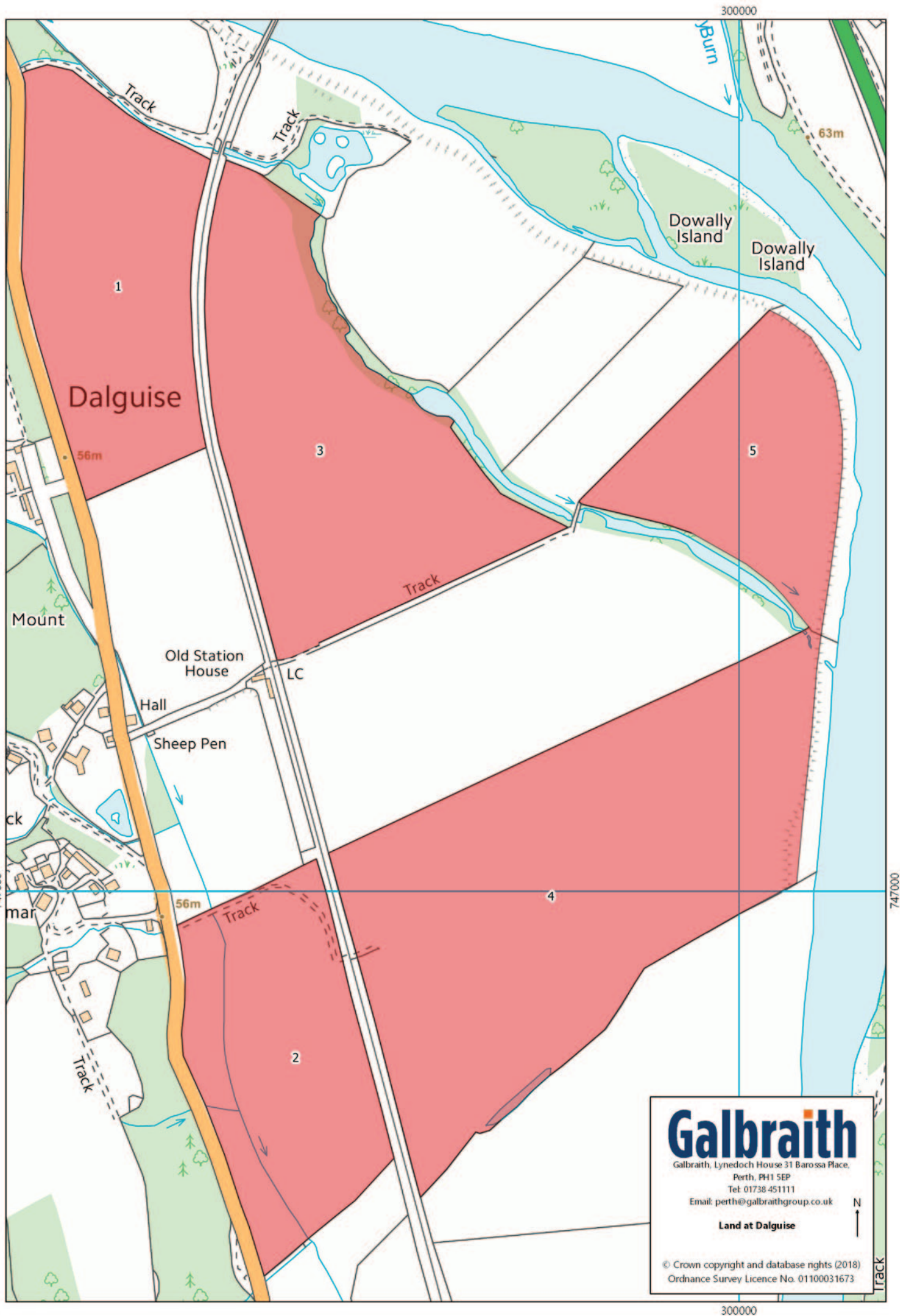
A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.



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 Scottish form should be submitted, through a Scottish Lawyer, to Galbraith, Lynedoch House, Barossa Place, Perth, PH1 5EP. 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.





Galbraith
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Land at Dalguise

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