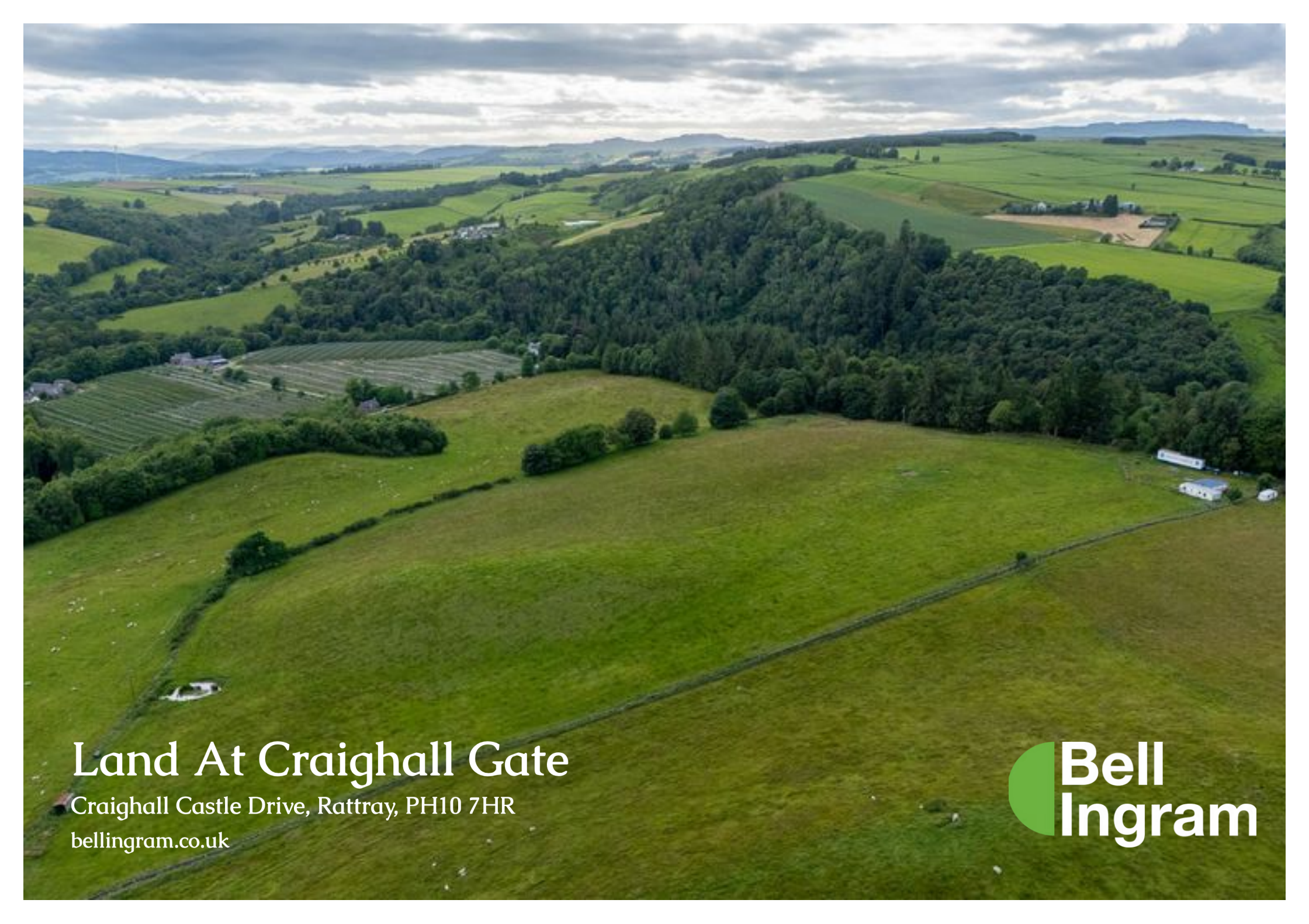




Land At Craighall Gate

Craighall Castle Drive, Rattray, PH10 7HR

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Introduction

Two distinct parcels of land extending to about 15.56 acres of which 2.66 acres are woodland, predominantly stocked with Sitka spruce and the remainder comprises grassland and access.

At the gateway to the glens, the highlands and the ski slopes of Glenshee, and rarely available in this sought-after area on the outskirts of Blairgowrie, this parcel of land may offer excellent potential for further development, subject to the appropriate planning consents being obtained.



The land is divided into two distinct parcels. The first comprises approximately 12.9 acres (5.20 hectares) of productive grassland and access track, registered as Smallholding No. 89-674-0071. The land is fully enclosed by fencing and has gated access. An area of hardstanding includes a workshop and a static caravan.

The grassland is served by a private water supply and a small man-made pond.

Adjoining the grassland, and accessed via a right of access across it, is an attractive block of woodland extending to approximately 2.66 acres (1.08 hectares). The woodland is predominantly stocked with Sitka spruce, providing both amenity and potential forestry interest.

The land lies between the heights of 125m and 130 m above sea level. The area is shown on the Meteorological Office Average Rainfall Chart in the region of 847 mm per annum.



The land is shown on the James Hutton Institute Land Capability for Agriculture Plans as being Grade 3(2) together with a small area of woodland

The predominant soil type is a brown soil which is freely drained and is part of the Gourdie Association, derived from acid metamorphic rocks and sediments of Lower Old Red Sandstone age with some lavas.

The indicative SEPA Flood Risk Maps show there is a medium risk of surface water flooding but no risk of river or coastal water flooding.

The land is situated within the Strathmore, Fife and Angus Nitrate Vulnerable Zone (NVZ) and is designated as Disadvantaged (D).

The sale plan is based on the Ordnance Survey and is for reference only. The purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.







Location

Blairgowrie offers an excellent range of amenities and services, including three supermarkets, a variety of independent and specialist shops, two medical centres and a cottage hospital. Perth and Dundee provide a full range of city facilities, with Blairgowrie ideally placed for commuting to both. The property is within easy walking distance of the town centre, accessible via a charming riverside walk.

The area is renowned for its outdoor pursuits. Golfers are particularly well served, with three courses at Rosemount, and three more at nearby Alyth, Dunkeld and the popular Piperdam Golf Resort near Dundee. The surrounding Perthshire countryside offers some of Scotland's finest scenery, with opportunities for skiing at Glenshee, hillwalking, and fishing on the Rivers Ericht, Isla and Tay, along with numerous local lochs.

Blairgowrie also benefits from excellent leisure facilities, including an equestrian centre and modern leisure centre. Primary education is available at Hill Primary School and St Stephen's RC Primary School, with secondary schooling at Blairgowrie High School. Well-regarded independent schools include Craigclowan, Glenalmond College, Strathallan School and Dundee High School.

The area enjoys excellent transport links. The M90 at Perth provides access to Edinburgh, while the A9 connects to Stirling, Glasgow and Inverness. The A90, via Forfar and Kirriemuir, provides routes to Aberdeen. Mainline railway stations are located at Perth, Dundee and Dunkeld, while Dundee Airport offers direct flights to London Heathrow. Edinburgh Airport provides an extensive range of domestic, European and international destinations.



Plans

15.56 acres



Details

Local Authority
Perth & Kinross Council

Tenure
Freehold

Services & Additional Information

Directions:
Entering Blairgowrie from Perth on the A93, follow signs for Alyth, Kirriemuir (A926), Braemar. Cross the River Ericht and take the third turn on the left into Balmoral Road (A93). Follow the A93 for about 1.18 miles and as you approach the National Speed Limit sign, bear right and the timber gated entrance to the land is immediately on the right.

For viewers using the 'what3words' app, the location of the entrance gate is [///twins.sardine.pixel](#)

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Offers Over £160,000



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