



Hilltown of Ballindean
Inchture, Perthshire PH14 9QS
bellingram.co.uk





An arable farm extending to about 53.41 ha (132 acres)
with a traditional farmhouse, yard and a range of farm buildings.
In an elevated position with stunning overlook over the Carse of Gowrie.

Available as a whole or in Lots

Predominantly Grade 3(2) with areas of 3(1) and 4(1),
together with a small area of woodland

Currently let out as seasonal grazing

Lot 1 – Farmland extending to 51.68 ha (127.27 acres),
courtyard and agricultural buildings

Lot 2 – The Old Farmhouse, garden ground and attached
stone outbuilding



Viewing

Strictly by appointment with Bell Ingram Perth office - 01738 621121.

Directions

From Perth, travel east on the A90 and exit at the Inchmichael Interchange, taking the first right signposted for Rait and Kinnaird. Continue by taking the next right, signposted for Westown and Kinnaird. Follow this unmarked road to the crossroads, then proceed straight ahead, continuing towards Abernyste for approximately 1.1 miles. The entrance to Hilltown of Ballindean is via a private drive, marked by a timber bar gate with a “Hill House” sign. Continue along the drive, keeping left at the fork.

For viewers using the ‘what3words’ app, the location of the entrance to the track is ///solution.elsewhere.jaws

Situation

Hilltown of Ballindean is situated within the Carse of Gowrie, a scenic and highly regarded area of eastern Scotland. The nearby village of Inchtute, approximately four miles away, offers a range of local amenities including a post office, convenience store, primary school and church.

The surrounding area combines attractive open countryside with excellent transport links to the cities of Perth, Dundee and Edinburgh. From Perth, the M90 provides direct access to Edinburgh, while the A9 and M9/M80 connect to Stirling and Glasgow, with the A9 continuing north towards Inverness. The A90 runs north from Dundee to Aberdeen. Two miles to direct Ember bus services to Edinburgh, Edinburgh airport, Glasgow, Perth, Dundee and Aberdeen. Rail services are available from both Perth and Dundee, and Dundee Airport offers flights to London Stansted. Edinburgh Airport is also easily accessible.

Perth, located approximately 13 miles away, provides a wide range of amenities including supermarkets, independent shops, a hospital, railway station, medical practices, a library, and leisure and fitness facilities. Secondary schooling is available within Perth itself, with a number of highly regarded independent schools in the region, including The High School of Dundee, Strathallan School, Morrison’s Academy and Glenalmond College. Preparatory education is also available at Ardvreck and Craigclowan.

The farm is also ideally positioned for access to Dundee, Scotland’s fourth-largest city and a UNESCO City of Design, recognised for its contributions to areas such as medical research, publishing and digital industries. Dundee’s waterfront has undergone significant regeneration and now offers excellent retail facilities, including major department stores and retail parks. The city is home to two universities, with the University of Dundee being home to one of the UK’s leading medical schools. A wide range of cultural and leisure facilities are available, including theatres, art galleries, museums, a science centre and the UK’s only full-time public observatory, as well as extensive sporting amenities such as the Olympia leisure complex.

The wider area offers a wealth of outdoor and recreational activities. Golf enthusiasts are particularly well catered for, with courses available at Perth, Piperdam, Rosemount in Blairgowrie, Alyth, and the world-renowned links at St Andrews within easy reach. Piperdam also features a leisure club with a swimming pool and gym. Further afield, the ski slopes of Glenshee can be easily reached by car, while the Angus Glens provide excellent opportunities for hill walking and outdoor pursuits.

The Old Farmhouse

In an elevated position and with stunning views over the Carse of Gowrie, the original farmhouse is of stone construction with a slate roof, and the accommodation is arranged over two floors. A number of period details remain, including timber flooring and sash and case windows.

A timber door, with windows on either side, opens into the reception hall. To the left lies the living room, which has sash and case windows, timber flooring, and a press cupboard. An open fire is set within a stone surround with a tiled hearth.

To the right of the hall is the sitting room, with windows on two sides and a glazed door providing access to the exterior. A wood-burning stove sits on a slate hearth.

An inner hallway, with a large pantry cupboard, leads through to the kitchen. The kitchen is fitted with a range of base, wall and display units, along with contrasting worktops and tiled splashbacks. It has a stone-tiled floor, and the original stone chimney breast has been retained as a feature. There is an integrated electric cooker and

hob with extractor above, and space for a fridge freezer. From here, a door leads to a back porch, with a WC off, and an external door to the rear. There is also access, from outside, to a pantry and a laundry.

The upper floor comprises four bedrooms, including one single room. Two bedrooms have built-in wardrobes, while the third and fourth bedrooms have Velux windows. A family bathroom completes the accommodation.

In addition to the garden ground, there is a stone-built outbuilding with six open bays, attached to the rear of the farmhouse. A traditional bothy overlooking the patio provides development potential, subject to planning.

Council Tax

Perth & Kinross is the Local Authority –The Old Farmhouse is Council Tax Band D.

Outbuildings

There are a range of traditional stone outbuildings and modern agricultural buildings. The area of the farmyard and buildings has previously had a pre-planning application for residential development which provided positive for potential development.

Land

Farmland extends to 51.68 ha (127.27 acres) comprising 41.57 ha (102.27 acres) of Grade 3.2 and 3.1 grassland, 8.09 ha (20 acres) of Grade 4.1 land and 2.02 ha (5 acres) of woodland.

Elevation, Topography and Rainfall

The land lies between the heights of 80m and 170 m above sea level. The area is shown on the Meteorological Office Average Rainfall Chart in the region of 748 mm per annum.

Land Capability for Agriculture

The land is shown on the James Hutton Institute Land Capability for Agriculture Plans as being mainly of Grade 3(2) with areas of 3(1) and 4(1), together with a small area of woodland

Soil Type

The predominant soil type is a brown soil which freely drained and is part of the Sourhope Association, derived from andesitic and intermediate lavas of Lower Old Red Sandstone age.

Drainage/Flood Risk

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

Boundaries

The field boundaries adjoining the public road include the roadside grass verges. Additional access gates could be created, subject to obtaining the necessary planning permission. The farm’s field boundaries are in good, stock-proof condition throughout.

Wayleaves and Rights of Way

There are wayleaves in favour of SGN and BT.

Environmental Designations and Grant Schemes

The land lies within the Strathmore, Fife and Angus Nitrate Vulnerable Zone (NVZ).

Services

Mains electricity and water service the farm and the Old Farmhouse. Fields 4, 9, 18 and 19 have water troughs.

Sporting

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

Health and Safety

Appropriate caution must always be exercised during viewings, especially when in the farm buildings or fields.

IACS

All the farmland is registered for IACS purposes. The farm code is 89/696/0031

Basic Payment Scheme (BPS) 2026

The basic payment entitlements have been claimed for the current year and will be available to claim from next year. They are included in the sale.

Environmental Stipulations

The land is situated within the Strathmore, Fife and Angus Nitrate Vulnerable Zone (NVZ) and is designated as Non Less Favoured Area (NLFA).

Mineral Rights

The mineral rights are included.

Mortgage Finance

Bell Ingram are approved agents for the Agricultural Mortgage Corporation (AMC) who provide loan funding for farms and rural businesses at competitive rates. We can provide assistance in securing finance for various purposes including purchase of land and property, restructuring existing debt, working capital, funds for diversification projects or farm building improvements. If you would like to find out more or discuss your proposals in confidence, please call Malcolm Taylor on 01307 462516 or email malcolm.taylor@bellingham.co.uk

Stipulations

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. The balance of the purchase price will fall due for payment at the date of entry (whether entry is taken or not) with interest accruing thereon at the rate of 5% above the Bank of Scotland base rate. No consignment shall be effectual in avoiding such interest.

Disputes

Should any discrepancy arise as to the boundaries or any points arise on the Remarks, Stipulations or Plan or the interpretation of any of them, the question shall be referred to the arbitration of the selling agents whose decision acting as experts, shall be final.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been carefully checked and computed by the selling agents and 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.

Servitude rights, burdens and 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 referred to in the General Remarks and Stipulations or not. The Purchaser(s) will be held to have satisfied himself as to the nature of all such servitude rights and others.

Possession

Vacant possession and entry will be given on completion.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition the seller reserves the right to not accept the highest or indeed any offer.

Field Schedule

Parcel Counter	LPID	Area (Ha)	BPS Ineligible
2	NO/25167/29835	0.51	0.51
4	NO/25267/29792	4.22	0.00
8	NO/25454/29976	4.76	0.00
9	NO/25462/29766	4.68	0.16
10	NO/25501/29828	7.87	0.55
13	NO/25737/30158	6.46	0.00
14	NO/25758/30030	0.49	0.00
16	NO/25902/30244	3.65	0.00
18	NO/26096/30141	1.42	0.02
19	NO/26132/29875	3.30	0.00
20	NO/26142/30301	8.08	0.31
21	NO/26298/29943	6.27	0.00

Anti-Money Laundering Compliance

Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of identity and source of funds before the transaction can proceed.

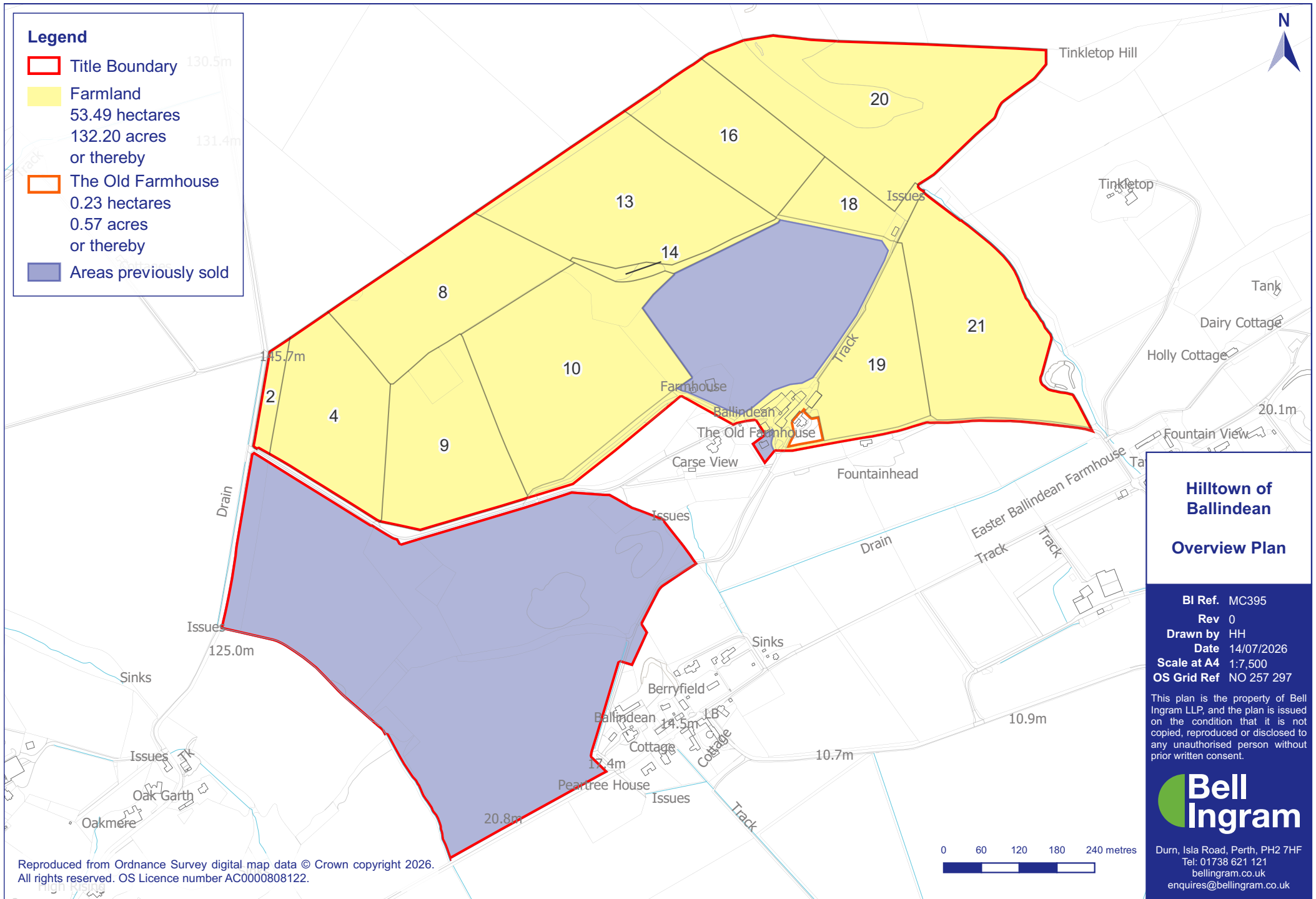
Important Notice

Bell Ingram, their clients and any joint agents give notice that:

- They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Bell Ingram have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Legend

- Title Boundary
- Farmland
53.49 hectares
132.20 acres
or thereby
- The Old Farmhouse
0.23 hectares
0.57 acres
or thereby
- Areas previously sold



Hilltown of Ballindean

Overview Plan

BI Ref. MC395

Rev 0

Drawn by HH

Date 14/07/2026

Scale at A4 1:7,500

OS Grid Ref NO 257 297

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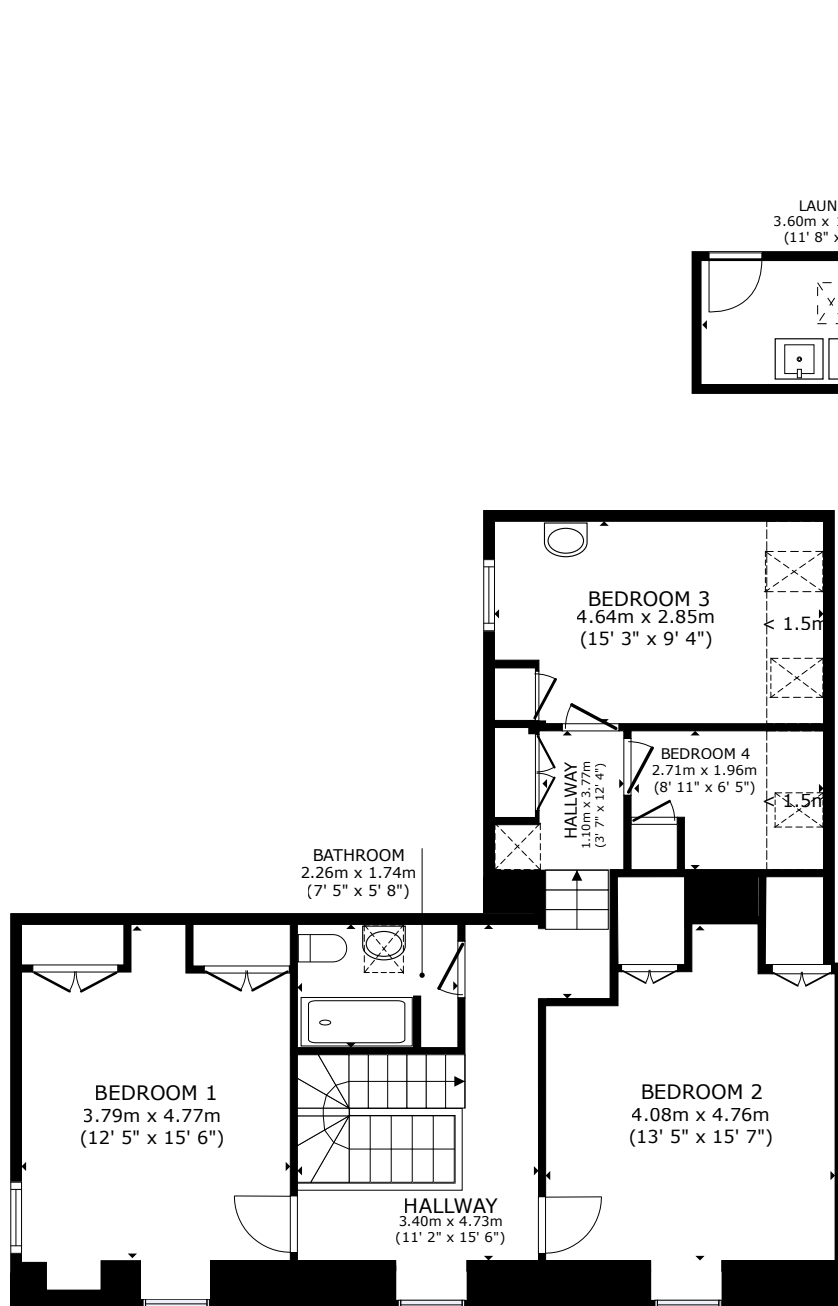
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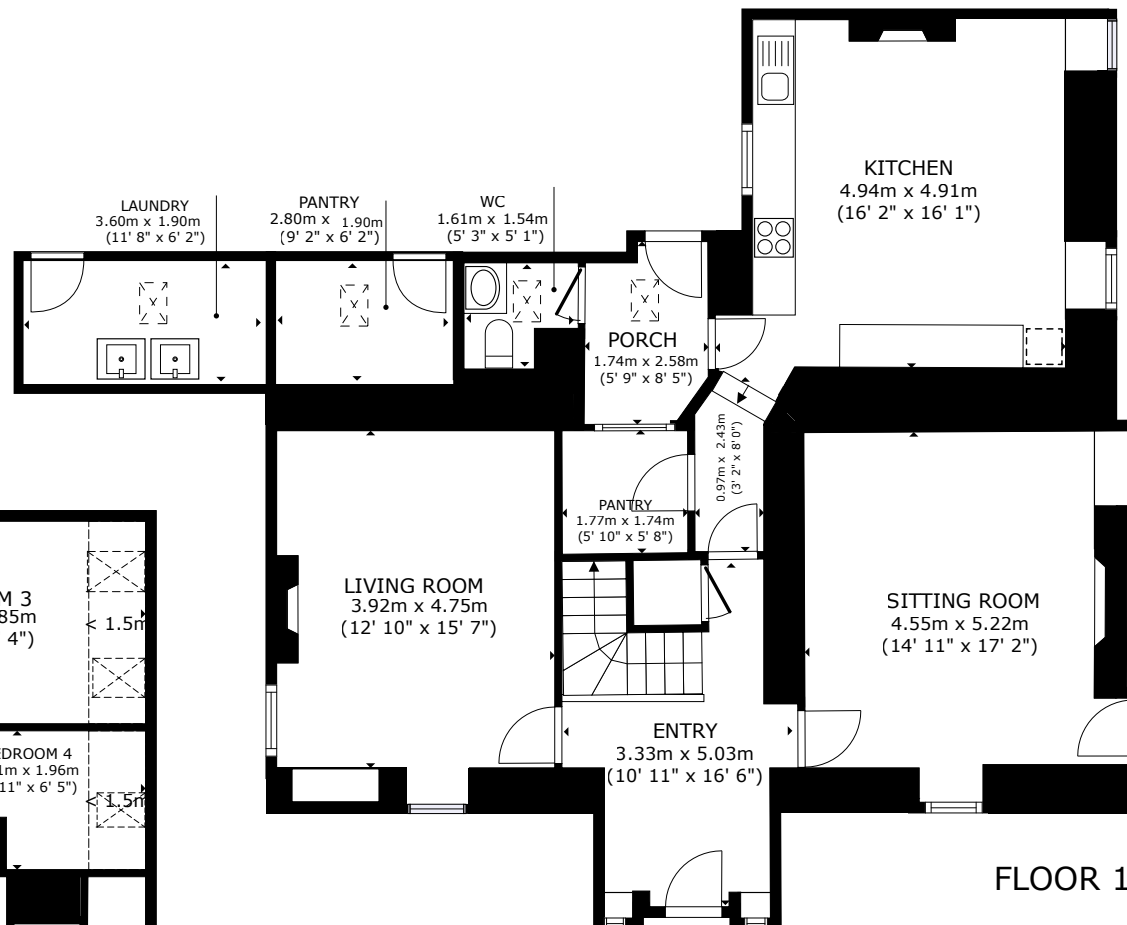








FLOOR 2



FLOOR 1

Farmhouse, Hilltown of Ballindean, Inchture PH14 9QS

GROSS INTERNAL AREA
 FLOOR 1 89.5 m² (964 sq.ft.) FLOOR 2 75.9 m² (817 sq.ft.)
 EXCLUDED AREAS : PATIO 2.8 m² (30 sq.ft.) PATIO 1.4 m² (15 sq.ft.) PATIO 0.5 m² (6 sq.ft.)
 REDUCED HEADROOM 3.8 m² (41 sq.ft.)
 TOTAL : 165.5 m² (1,781 sq.ft.)

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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