

Hilltown of Ballindean

Inchture, Perthshire PH14 9QS

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Bell Ingram









An arable farm extending to about 83.62 ha (206.62 acres) with a modern principal farmhouse, traditional farmhouse, a three-bed cottage, 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 – Modern principal farmhouse, large detached double garage and garden ground – with an option to purchase additional two fields totalling 14.91 ha (36.84 acres)

Lot 2 – The Old Farmhouse, garden ground and attached stone outbuilding – with an option to purchase an additional two fields totalling 9.57 ha (23.64 acres) and a modern agricultural building.

Lot 3 – Carseview Cottage, garden ground and large garage

Lot 4 – Farmland extending to 24.43 ha (60.39 acres)

Lot 5 – Farmland extending to 34.47 ha (85.17 acres), courtyard and agricultural buildings, some or all additional fields may become available

Lot 6 – As a whole with the exception of Lot 1 and the fields in blue.

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 Abernyte 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 Inchture, approximately four miles away, offers a range of local amenities including a post office, convenience store and church. Primary School is available at both Abernyte village or Inchture.

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.

Hill of Ballindean Farmhouse

The principal farmhouse was constructed in 2018 Its striking glazed gable wall is designed to make the most of its elevated position, perfectly framing the breathtaking setting at the top of the hill. The panoramic views across the Carse of Gowrie, stretching as far as Dundee, are truly exceptional.

Externally, the property combines stone and timber finishes, creating a distinctive and attractive frontage.

A covered entrance porch leads into a welcoming vestibule and onwards into an impressive sitting room, where the full-height glazed frontage provides stunning views over the Carse. A wood burning stove forms an attractive focal point within this space. There is access through an external door into a boot room which also opens into the inner public room. This principal living area flows seamlessly into a large rear reception area, which in turn provides access to four ground-floor bedrooms, three of which benefit from built-in mirror-fronted wardrobes. Bedrooms three and four are served by a nearby shower room with WC and wash hand basin, while bedroom one lies adjacent to the family bathroom, which includes a separate shower.





An oak staircase rises from this area to the mezzanine level, where there is a fifth bedroom featuring a large mirror-fronted wardrobe and an en suite shower room. The spacious galleried landing is bright and airy, offering versatile use as a home office or additional sitting area. With its glass balustrade, it also enjoys outstanding south facing open views across the Carse.

Returning to the ground floor, the generously proportioned kitchen is well-equipped with an extensive range of base and wall-mounted units. Integrated appliances include eye-level double ovens, a ceramic hob with extractor hood, and a fridge freezer. Double glazed doors open directly onto a large paved entertaining terrace. Beyond the kitchen, the utility room provides further storage, along with ample space for additional laundry appliances. The Worcester Ground Source Heat Pump, providing room controlled underfloor heating is also located here, and there is an external door leading out to the patio.

The surrounding garden is predominantly laid to hard landscaping and grass with thoughtfully positioned planting. There is plenty of space for a garden room / office to enjoy the views, subject to necessary planning. A recently completed detached double garage with two powered doors, is situated adjacent to the house, completing the offering.

There is also an option to purchase two additional fields totalling 14.91 ha (36.84 acres) coloured blue on the sale plan.

The Old Farmhouse.

The original farmhouse also enjoys an elevated position 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, a wood-burning stove which sits on a slate hearth and a glazed exterior patio door. This leads out to the large patio area with breathtaking views across to the River Tay and Fife.

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, dishwasher and space for a fridge freezer. (There is a building warrant to open up the kitchen to the patio area with bi-fold doors. 25/01287/DOM4) 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 6 open bays, attached to the rear of the farmhouse. A traditional bothy overlooking the patio provides development potential, subject to planning.

There is also an option to purchase two additional fields totalling 9.57 ha (23.64 acres) coloured orange on the sale plan, along with a large modern agricultural shed.





Carseview Cottage
Built in 2008, Carseview is a bright, modern three-bedroomed property, enjoying south-facing views towards the Carse of Gowrie.

A sheltered entrance porch leads into the hallway. To the right is the kitchen, fitted with a range of base and wall units, complemented by contrasting worktops and tiled splashbacks. There is space for a slot-in electric cooker, fridge/freezer and dishwasher. Off the kitchen is a utility room, which includes a sink, base and wall units, and space and plumbing for appliances. There is also a storage cupboard and an external door returning to the front porch.

The south-facing living room is arranged with windows on two sides, providing open views across the Carse. There are three double bedrooms, with the principal bedroom having an en suite shower room. Two of the bedrooms are fitted with built-in wardrobes. A family bathroom completes the accommodation.

In addition to the garden ground, the cottage includes a large brick built garage and additional parking for several vehicles.

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 83.62 ha (206.62 acres), comprising 72.8 ha (180 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

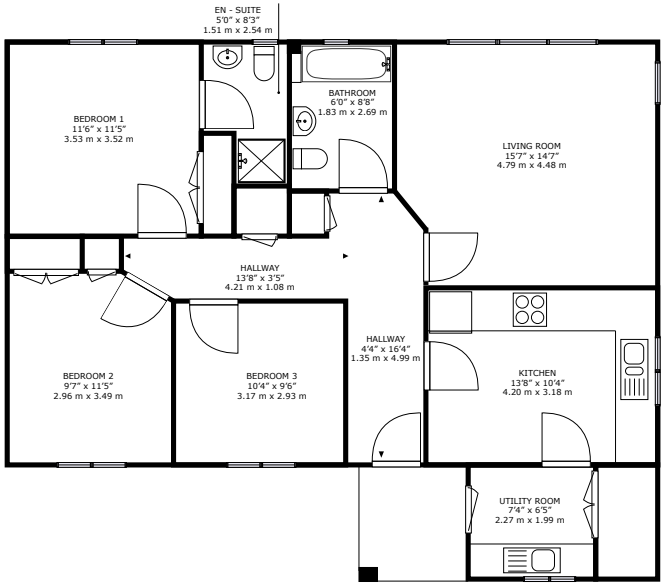
Soil Type
The predominant soil type is a brown soil which freely drained and is part of the Sourhope Association, derived from andesitic and intermediate lavas of Lower Old Red Sandstone age.

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.

Council Tax/ Rates
Perth & Kinross is the Local Authority – Hill of Ballindean Farmhouse is Council Tax Band G; The Old Farmhouse and Carseview Cottage are both Council Tax Band D.





Cottage, Hilltown of Ballindean, Inchture PH14 9QS

GROSS INTERNAL AREA
TOTAL: 1085 sq.ft, 100.8 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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
Hilltown of Ballindean farmhouse has mains water and electricity, drainage to a septic tank and oil fired central heating. Mains electricity and water service the farm, the Old Farmhouse and Carseview Cottage. Fields 4, 9, 12, 16, 17, 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@bellingram.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 consignation 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.

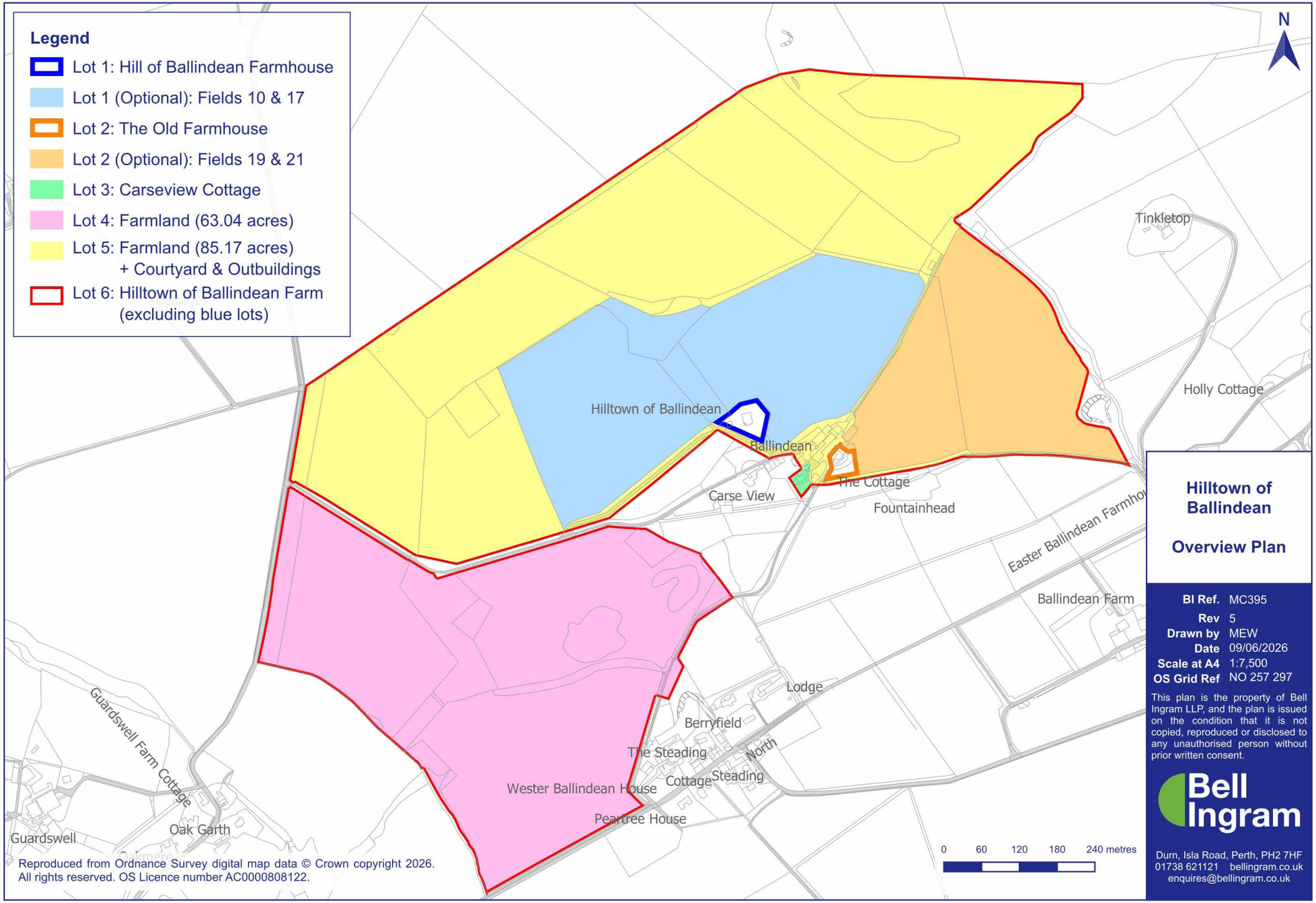
Anti-Money Laundering Compliance
Under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. Once an Offer has been accepted, the prospective purchaser(s) will need to provide proof of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

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

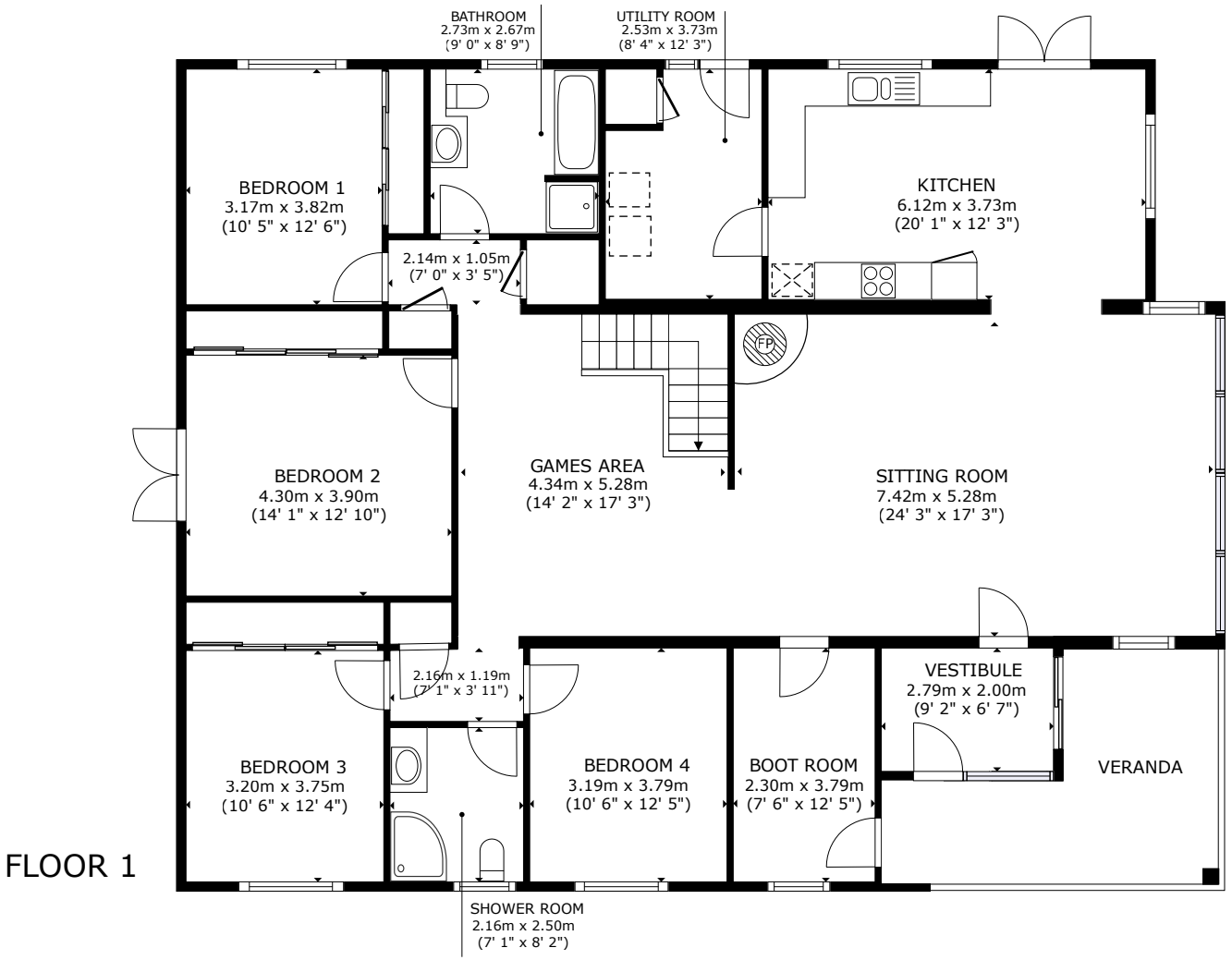
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. 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.

Counter	LPID	Area (Ha)	BPS Ineligible Area
1	NO/25127/29614	0.87	0.87
2	NO/25167/29835	0.51	0.51
3	NO/25246/29534	6.06	0.00
4	NO/25267/29792	4.22	0.00
5	NO/25348/29364	0.26	0.27
6	NO/25371/29295	0.30	0.30
7	NO/25405/29515	1.66	1.66
8	NO/25454/29976	4.76	0.00
9	NO/25462/29766	4.68	0.16
10	NO/25501/29828	7.87	0.55
11	NO/25547/29307	8.35	0.00
12	NO/25616/29566	6.94	0.19
13	NO/25737/30158	6.46	0.00
14	NO/25758/30030	0.49	0.00
15	NO/25872/29824	0.43	0.16
16	NO/25902/30244	3.65	0.00
17	NO/25945/29969	7.04	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

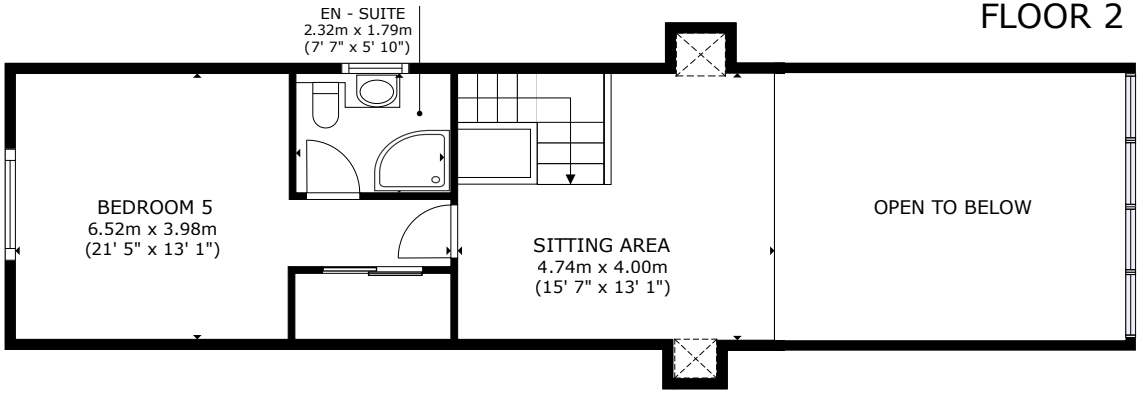


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FLOOR 1

FLOOR 2



New Farmhouse, Hilltown of Ballindean, Inchture PH14 9QS

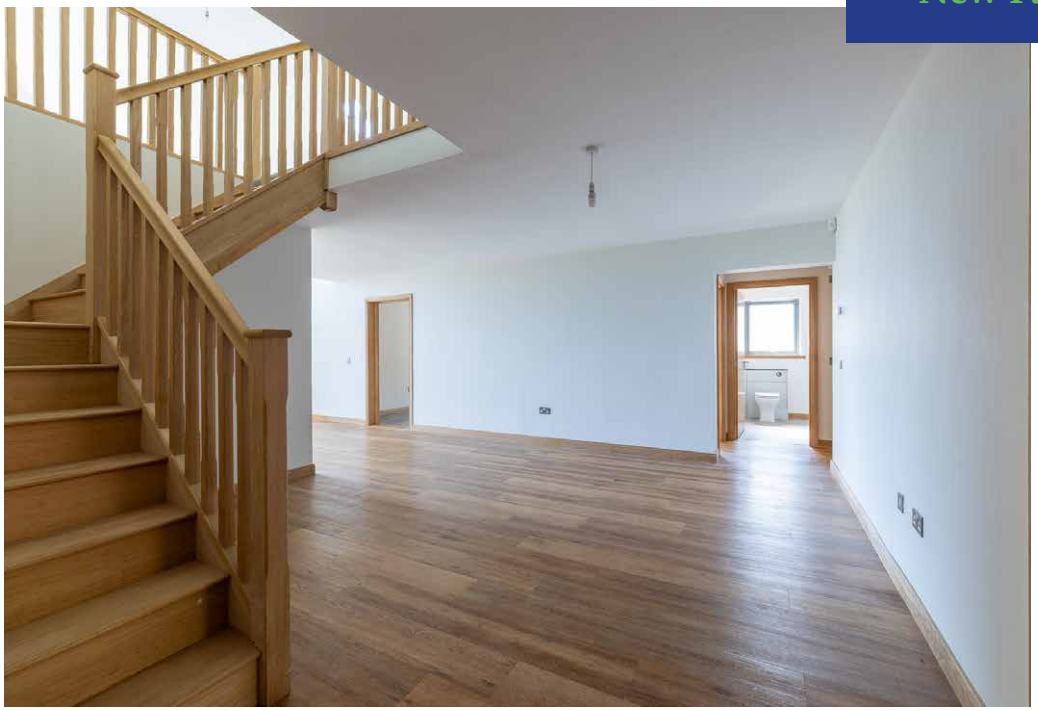
GROSS INTERNAL AREA
FLOOR 1 200.4 m² (2,157 sq.ft.) FLOOR 2 46.1 m² (496 sq.ft.)
EXCLUDED AREAS : VERANDA 13.2 m² (142 sq.ft.)
TOTAL : 246.5 m² (2,653 sq.ft.)

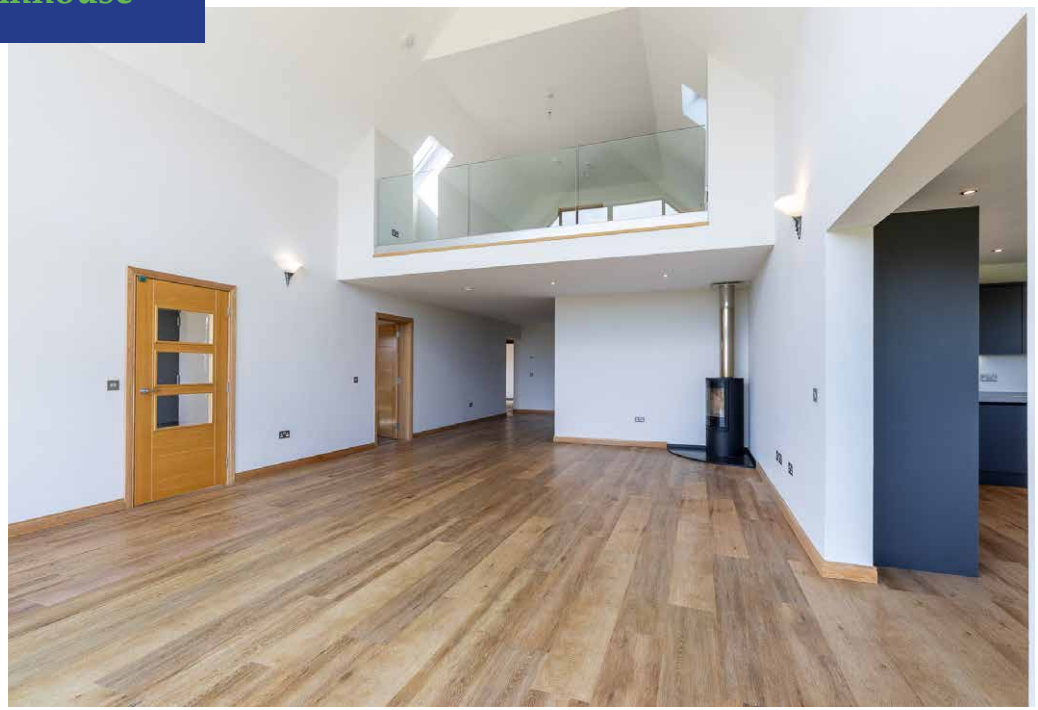
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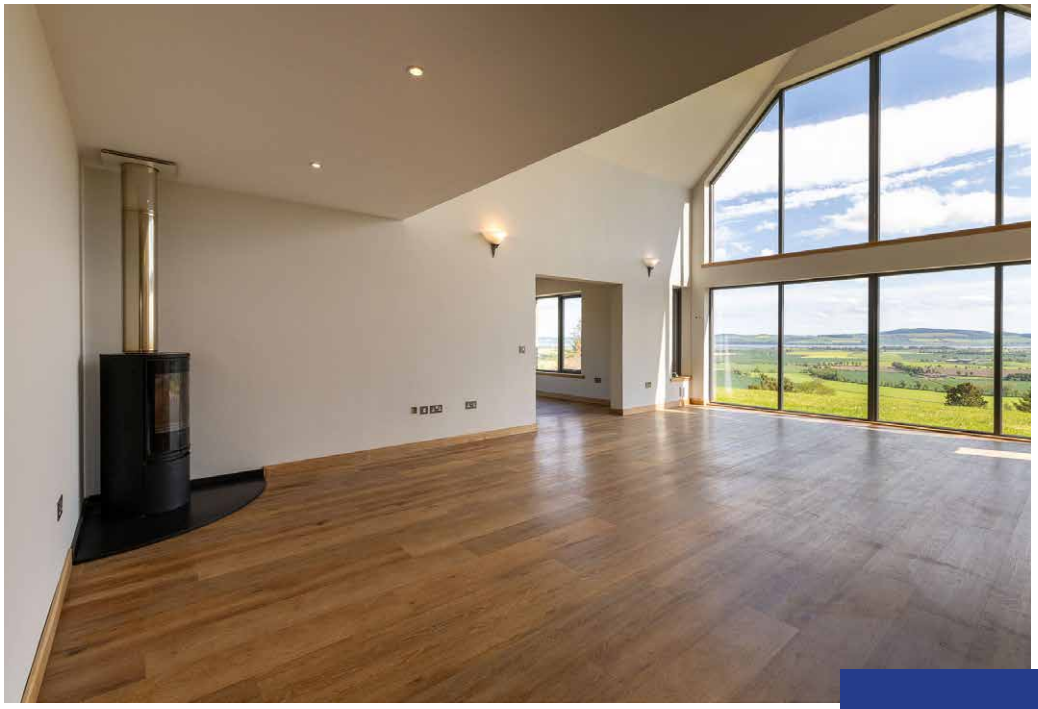




New Farmhouse

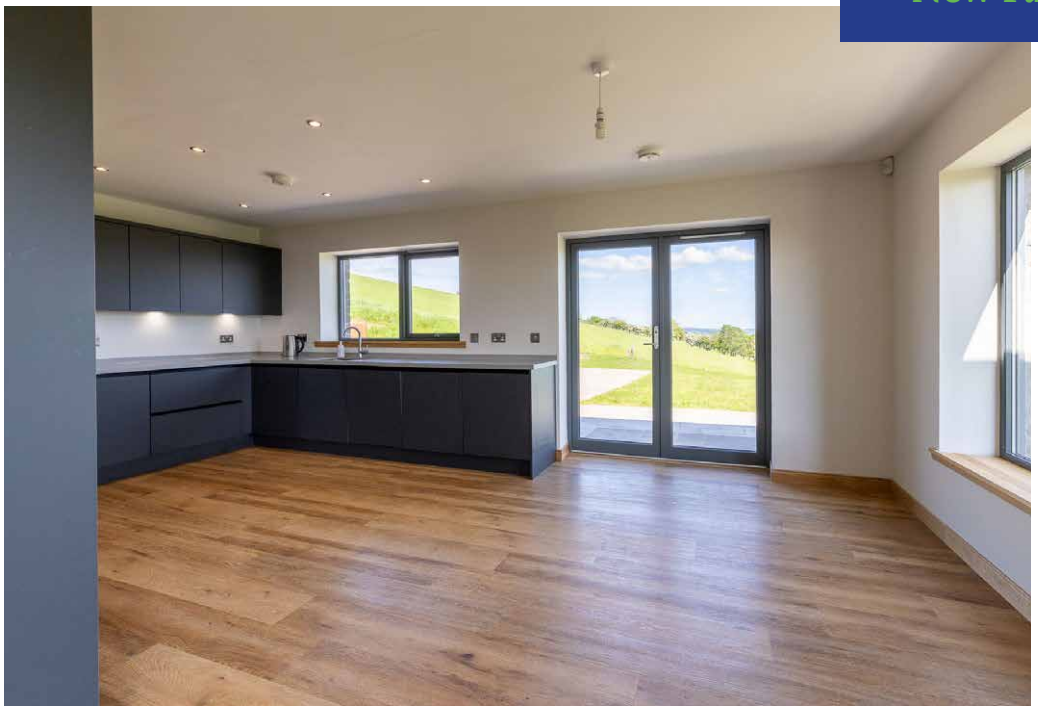


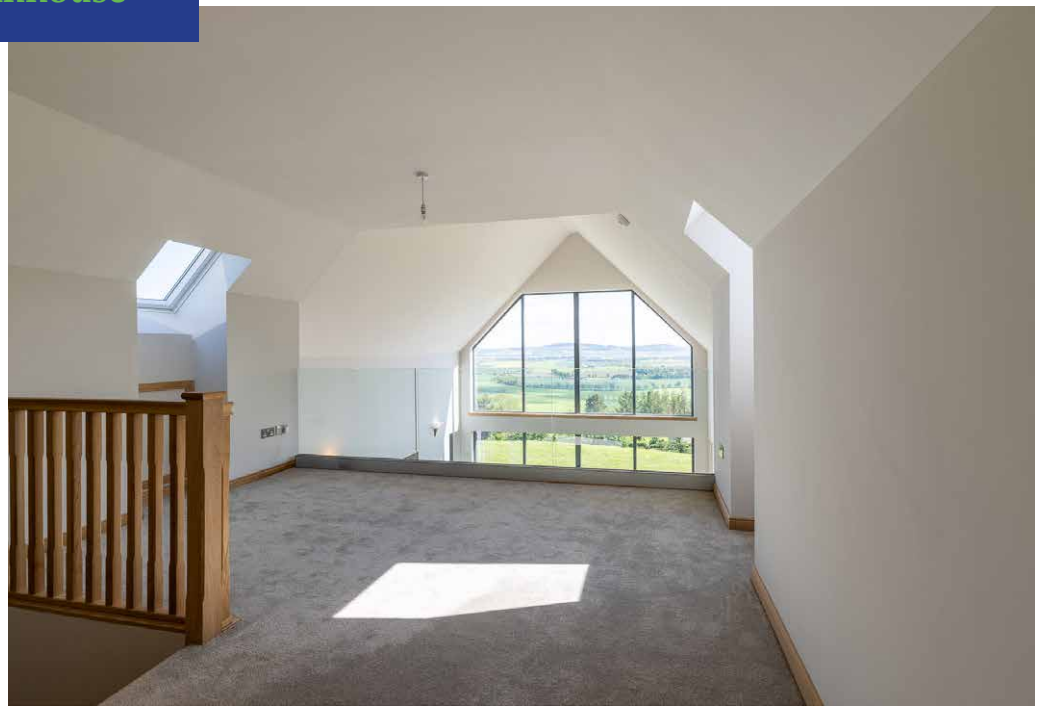


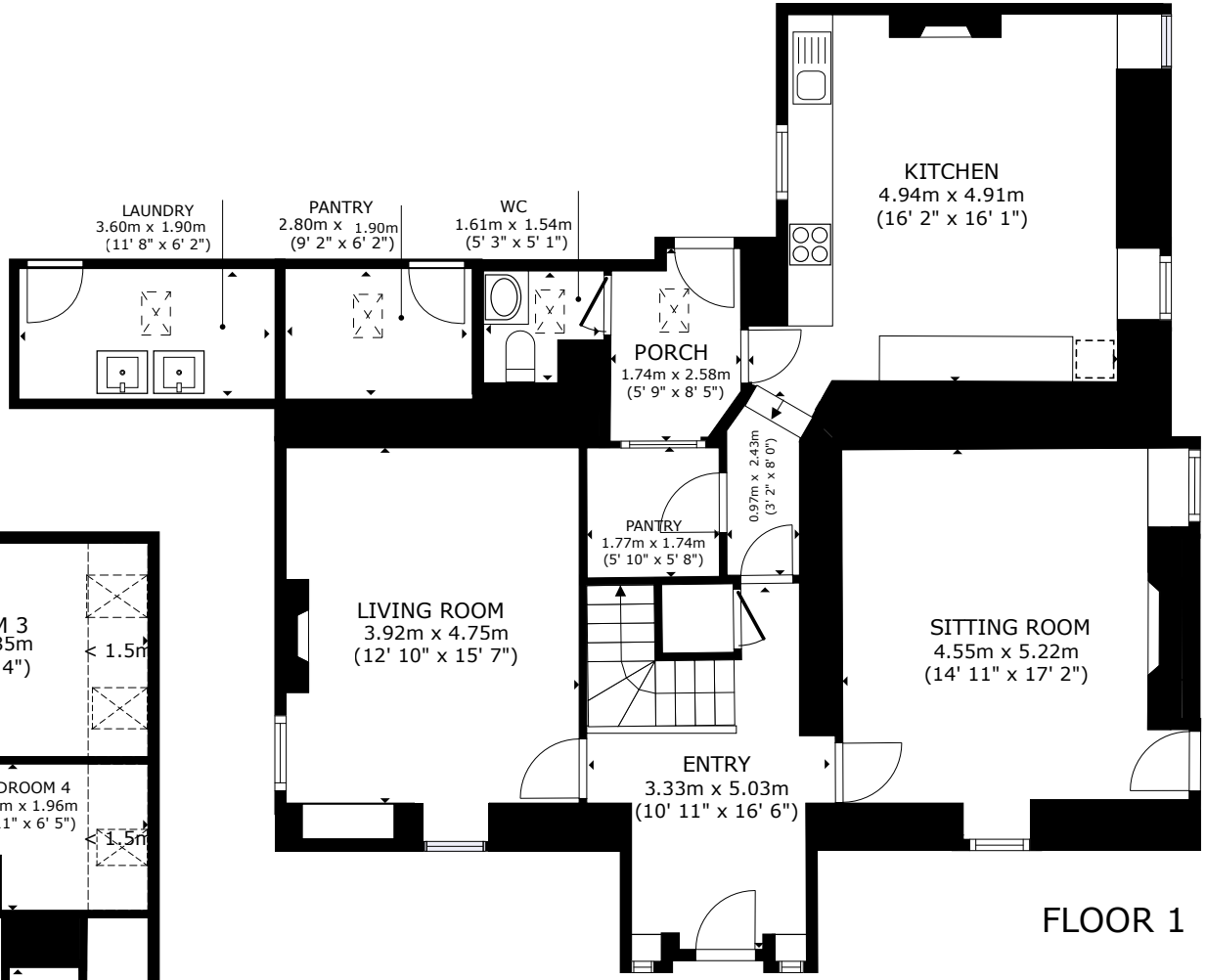




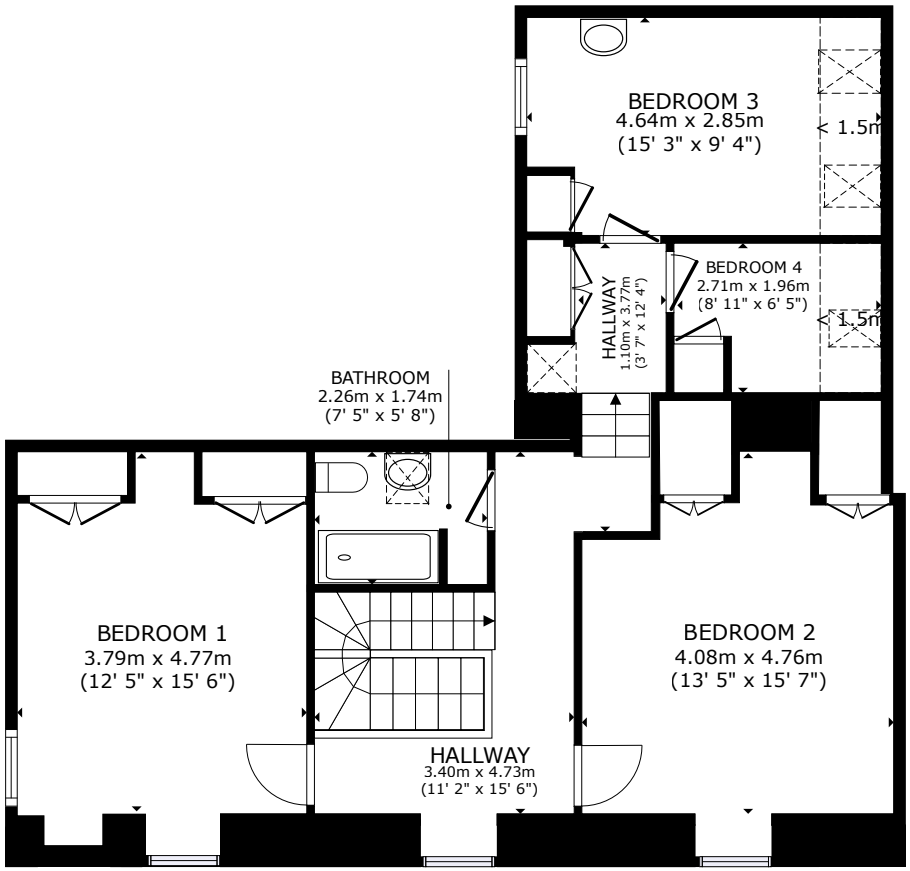
New Farmhouse







FLOOR 1

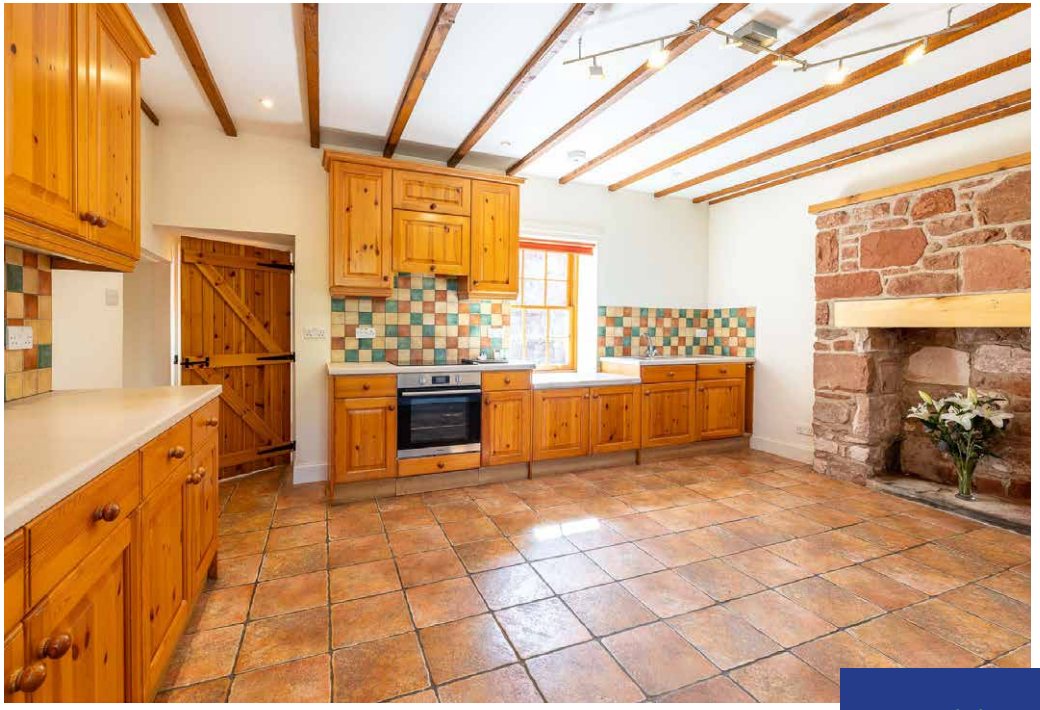


FLOOR 2

Farmhouse, Hilltown of Ballindean, Inchture PH14 9QS

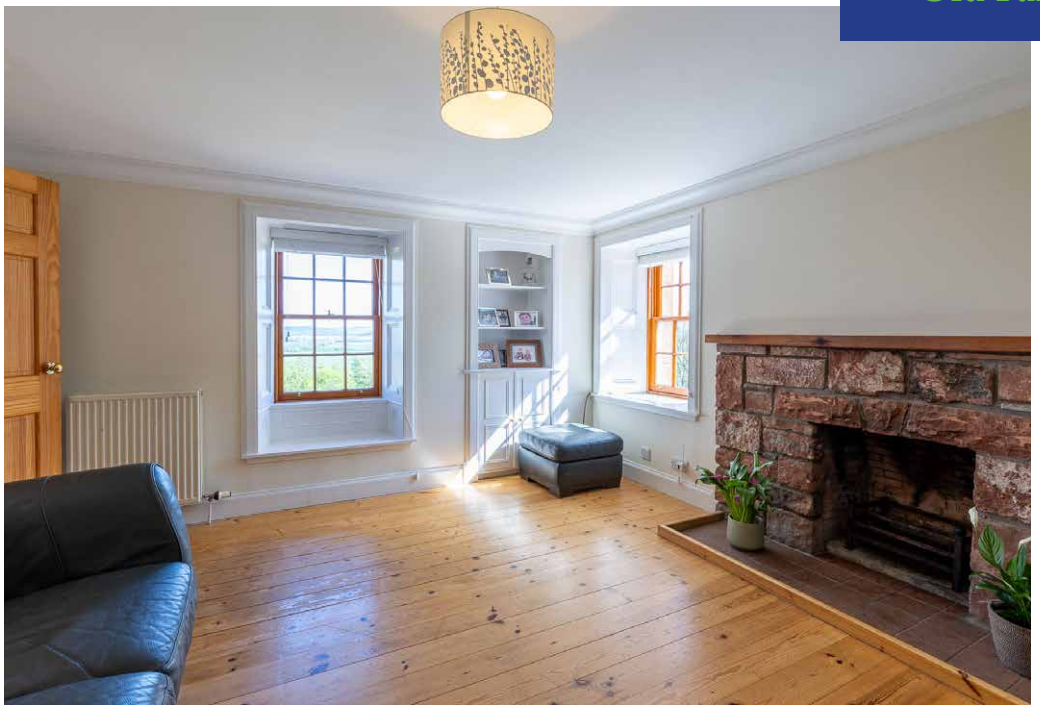
GROSS INTERNAL AREA
FLOOR 1 89.5 m² (964 sq.ft.) FLOOR 2 75.9 m² (817 sq.ft.)
EXCLUDED AREAS : PATIO 2.8 m² (30 sq.ft.) PATIO 1.4 m² (15 sq.ft.) PATIO 0.5 m² (6 sq.ft.)
REDUCED HEADROOM 3.8 m² (41 sq.ft.)
TOTAL : 165.5 m² (1,781 sq.ft.)

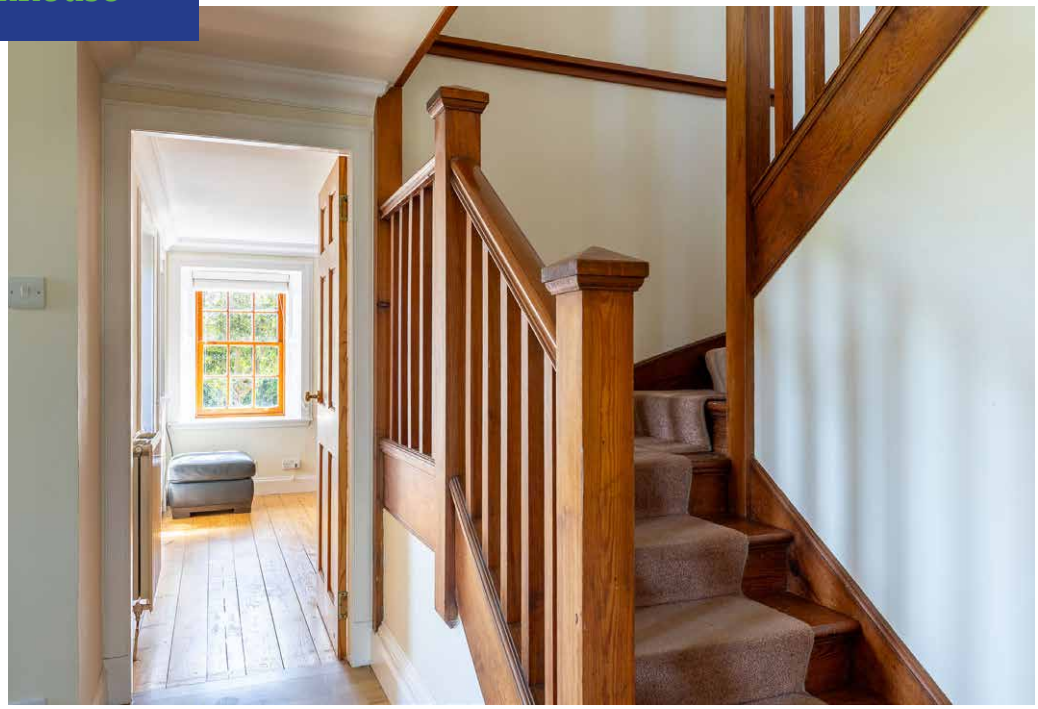
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Old Farmhouse

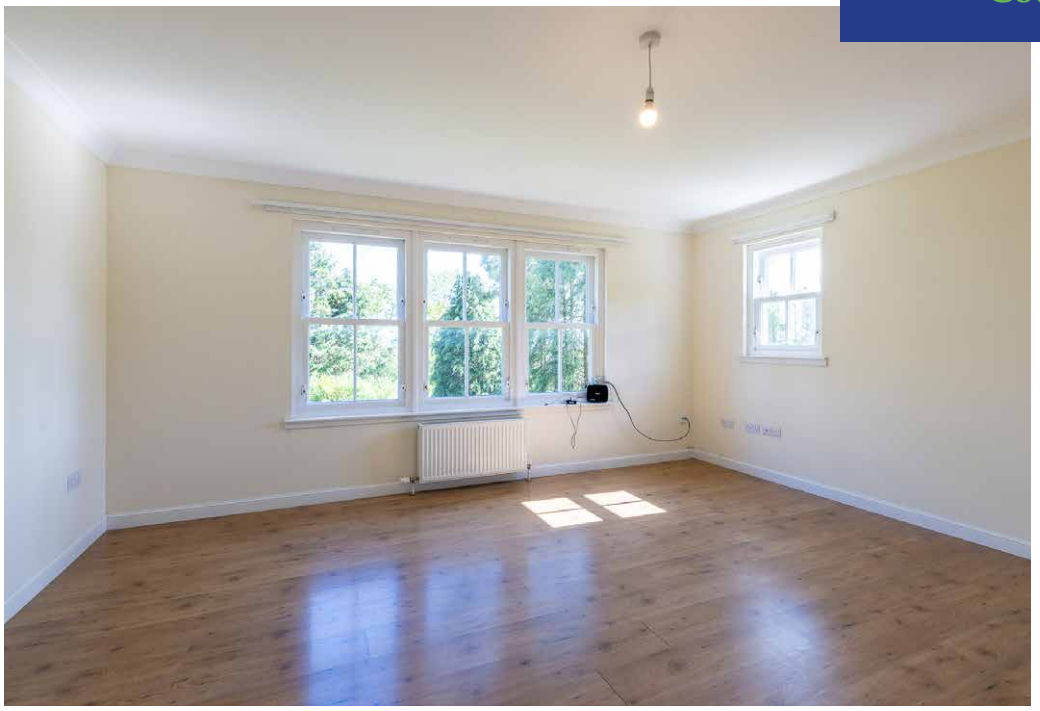








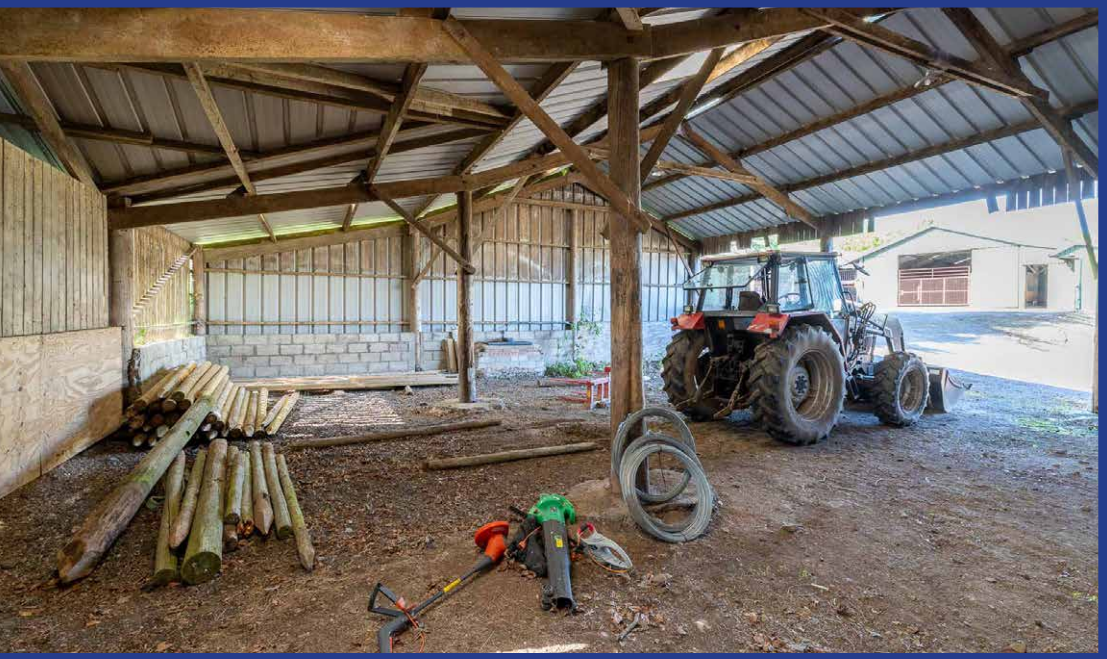
Cottage













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