

FOR SALE

Bendochy Poultry Farm

Monks Way, Coupar Angus,
Blairgowrie, PH13 9HW

DAVIDSON
& ROBERTSON

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Bendochy Poultry Farm

Monks Way, Coupar Angus,
Blairgowrie, PH13 9HW

- Development Opportunity (Subject to Necessary Consents)
- 7.68 Acre Site
- Four Poultry Sheds
- 3 Bedroom Bungalow

Coupar Angus - 2 miles
Blairgowrie - 2 miles
Perth - 16 miles
Dundee - 16 miles

Selling Agents

Davidson & Robertson Tel: 01307 490 220
83 North Street Email: sales@drrural.co.uk
Forfar Web: www.drrural.co.uk
Angus
DD8 3BL

Situation

Situated in the Strathmore area of rural Perthshire, Bendochy is conveniently located adjacent to the A923, the main road between the towns of Blairgowrie and Coupar Angus. Perth City Centre is within easy reach being only 16 miles to the south-west.

Access

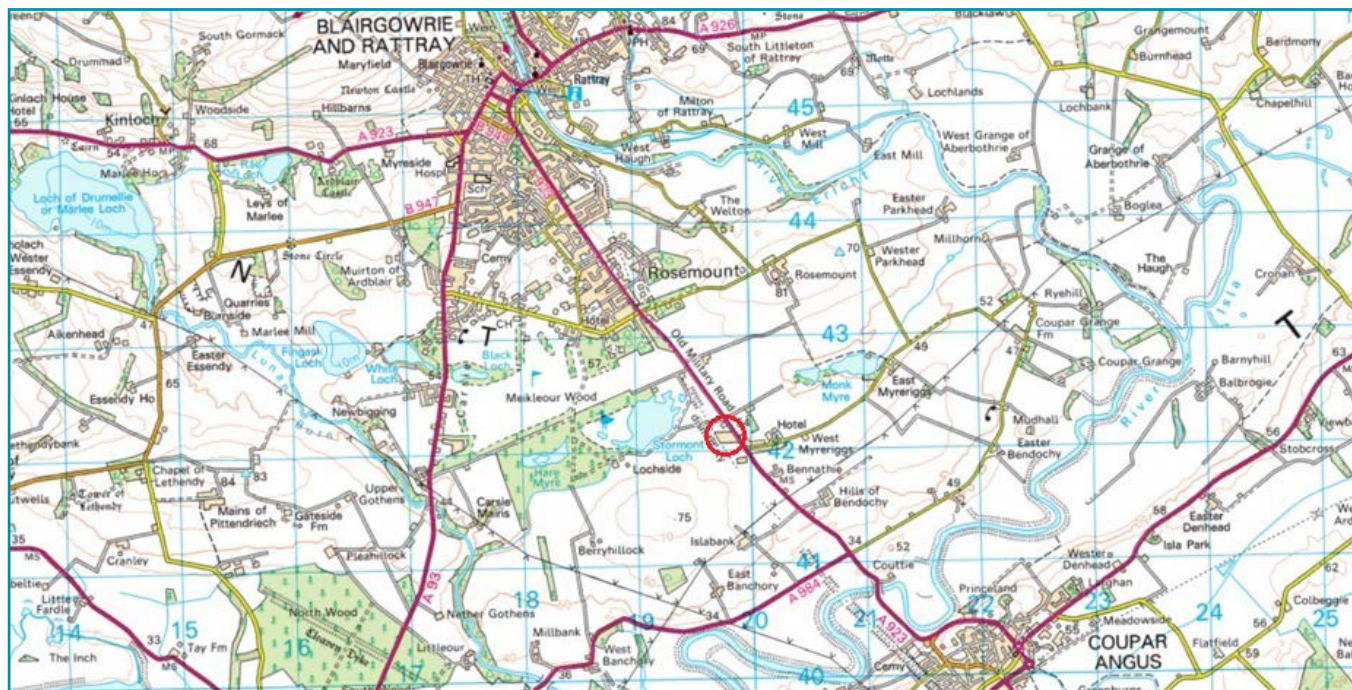
Access is taken directly off the A923.

Directions

From Perth, head north on the A94 for 13 miles to Coupar Angus. Continue through Coupar Angus then take a left at the first roundabout staying on the A94.

At the second roundabout, go straight over (onto the A923). Continue on this road for approximately 2 miles. The subjects are located on the left-hand side of the public road just after the turn off to Myreriggs Road.

From Dundee, take the A923 towards Coupar Angus. In Coupar Angus, turn right onto the A94, at the first roundabout turn left and at the second roundabout go straight over (onto the A923). Continue on this road for 2 miles, the subjects being located on the left hand side.



Description

Bendochy extends to 7.68 acres (3.11 ha) or thereby comprising a broiler unit with four poultry houses and one residential property. Given the attractive rural setting and the excellent communication links with Blairgowrie and Perth, the site provides an excellent opportunity for a range of alternative uses, subject to obtaining the necessary consents.

The four poultry buildings extend to 6,547 m² and were purpose built 56 years ago, each contain two poultry sheds. Each building is equipped with nipple drinkers and feeders, automatic window daylight control systems and have the capacity for 120,000 birds in total. Poultry production ceased at the site in 2017.

Bendochy Cottage

Located at the entrance to the site, Bendochy Cottage is a detached Bungalow, comprising an entrance porch, kitchen, living room, 3 bedrooms and a bathroom. There is an open fire in the living room.



The property has recently been subject to improvement works with the installation of UPVC double glazed windows and doors as well as new exterior wall insulation. The property sits in a good sized plot with a garden laid to lawn at the front and a washing green at the rear.

Council Tax Banding

Bendochy Cottage - A

Energy Performance Certificate

Bendochy Cottage - C

Services

Bendochy Cottage benefits from single-phase electricity, mains gas and mains water with drainage to a septic tank.

The poultry buildings are currently serviced by gas propane tanks which are to be removed.



Sporting Rights

Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

To the extent they are included within the vendor's title.

Fixtures and Fittings

All fitted appliances, curtains, carpets and floor coverings in the cottage are included within the sale. No warranties are given for the fitted appliances.

Purchasers should note that the Seller reserves the right to remove the feeders, drinkers, heaters, generator and diesel tank however, these items may be available by separate negotiation. The gas propane tanks belong to the gas supplier and may be removed.

Local Authority

Perth and Kinross Council, Pullar House, 35 Kinnoull Street
Perth, PH1 5GD

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds 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.

Viewing

By strict appointment with the Selling Agents.

Solicitors

Lindsays, 100 Queen Street, Glasgow, G1 3DN

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Date of Entry

By mutual agreement.

Important Notes

VAT

The vendor has opted to tax the commercial part of the property for VAT and as such VAT is payable on the sale price.

Closing Dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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.

