

FOR SALE

Wester Shian

Wester Shian, Cargill, Perth, PH2 6DT

**DAVIDSON
& ROBERTSON**

RURAL SURVEYORS & CONSULTANTS



Offices across Scotland and Northern England

www.drrural.co.uk

Wester Shian

Wester Shian, Cargill, Perth, PH2 6DT

A unique opportunity to acquire a partially-converted former church and area of land with development potential. Available as a whole or in 2 lots:

- Lot 1: Wester Shian, a ground floor flat within a category B listed church building, including the upper floor of the building which is un-converted.
- Lot 2: Approximately 0.74 acres of land containing 2 derelict traditional farm buildings with views overlooking the River Tay.

Selling Agents

Davidson & Robertson
 Riccarton Mains
 Currie
 Midlothian
 EH14 4AR

Tel: 0131 449 6212
 Fax: 0131 449 5249
 Email: sales@drurual.co.uk
 Web: www.drurual.co.uk

Situation

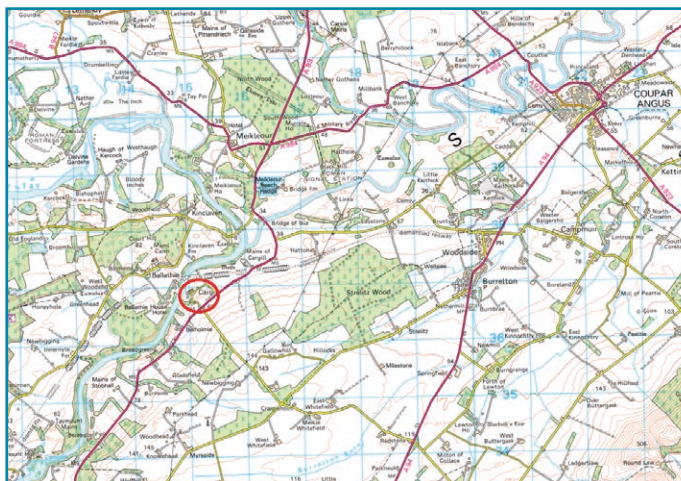
Cargill is situated approximately 6.2 miles south of Blairgowrie and approximately 10 miles north of Perth to the west of the A93.

Access

Access is taken off the unclassified public road to the west of the A93.

Directions

When travelling north along the A93, turn left 4 miles north of Guildtown, just after the crossroads which are signposted to Cargill. Follow this single track road and the church is located to the left of the road.



Description

Lot 1: Wester Shian comprises a ground floor flat within a category B listed church building. The Wester Shian title includes the entire upper floor of the church which has not been converted to residential accommodation and retains the original church pews.

Although in need of renovation, the flat and the upper floor provide an excellent opportunity, set within the picturesque hamlet of Cargill.

Council Tax: Band B

Lot 2: The land comprises approximately 0.74 acres of meadow which contains 2 derelict traditional farm steading buildings. Subject to the necessary consents this would present a fantastic development opportunity with views overlooking the River Tay.





Development

Any development or renovation within either lot would require the necessary consents.

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 farmhouse are included within the sale at no extra charge. No warranties are given for the fitted appliances.

Local Authority

Perth and Kinross Council

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.

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.

Solicitor

Harper Macleod
The Ca'd'oro
45 Gordon Street
Glasgow
G1 3PE

Date of Entry

By mutual agreement.

Important Notes

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.

