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MIDDERRY FARM KILRY BLAIRGOWRIE, PERTSHIRE PH11 8JA







Midderry Farm Kilry

AMAZING RESULTS™ Commercial are delighted to offer to the market a superb opportunity to acquire an exceptional agricultural, sporting and amenity farm of approx 152 acres with flexible range of outbuildings and recently refurbished and extended Farmhouse.

FARMHOUSE Renovated and extended period farmhouse | 3 reception rooms | 5 bedrooms (2 en-suite) | family bath/shower room | Outbuildings | Large garden and fine views

FARM BUILDINGS Two large general purpose sheds providing livestock accommodation general storage

LAND AND FARMING In-hand farm with 77 acres arable/grass leys | 50 acres hill/rough grazing | 22 acres woods and ponds | 3 acres miscellaneous

SPORTING Informal partridge and pheasant shoot with several drives, roe deer stalking and duck fighting

INCOME Several income streams including grazing rents, Basic Payment Scheme entitlements, woodland grants, and Feed-in Tariff from a Solar PV installation

Internet is really good at the farm

About 152 acres (62 hectares) in total

For sale as a whole or can be sold in 3 lots on request:

Lot 1 House and 2 fields

Lot 2 Sheds and 40 acres approx

Lot 3 Fields and hill 110 acres approx

Details on application

Blairstown 11 miles, Dundee 22 miles, Perth 27 miles Edinburgh airport 67 miles, Aberdeen 69 miles

Offers Over £1,400,000



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Location

Set amid the spectacular and picturesque scenery of the Angus Glens, Mid Derry is an attractive and productive mixed farm offering exciting and diverse sport & wide ranging amenity.

Perthshire and Angus are highly regarded farming areas, well known for their fertile soils and a generally dry climate. The nearby towns of Alyth (8 miles) and Blairgowrie (11 miles) offer a good range of local services including a Post Office, banking services, medical and dental surgeries and supermarkets. A wider range of shops and professional services, together with mainline railway stations, is available in the nearby cities of Perth (27 miles) and Dundee (22 miles). Dundee also has an airport with services to London Stansted, while the airports at Edinburgh (67 miles) and Aberdeen (75 miles) offer a range of domestic and international flights.

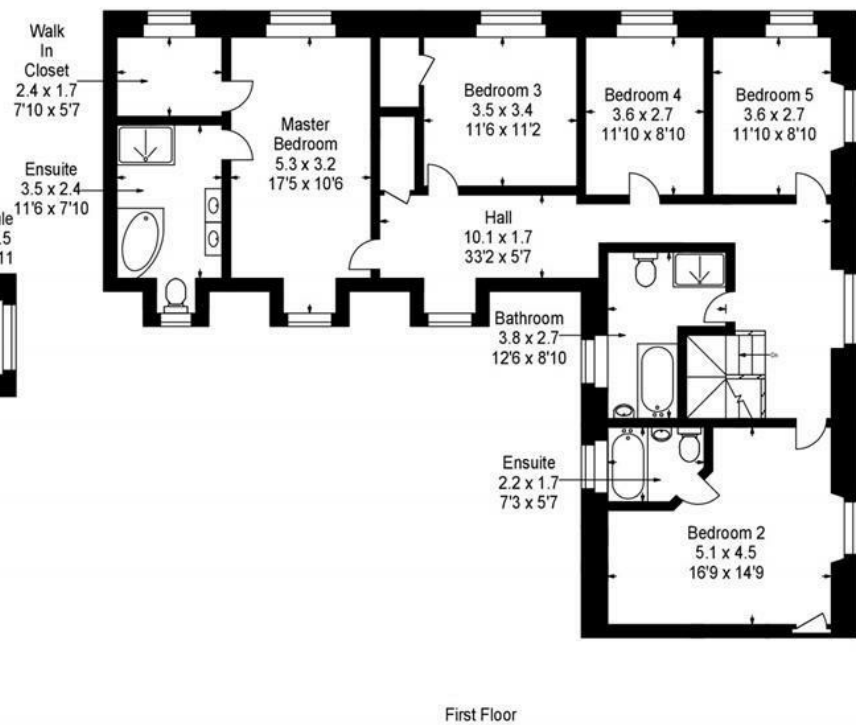
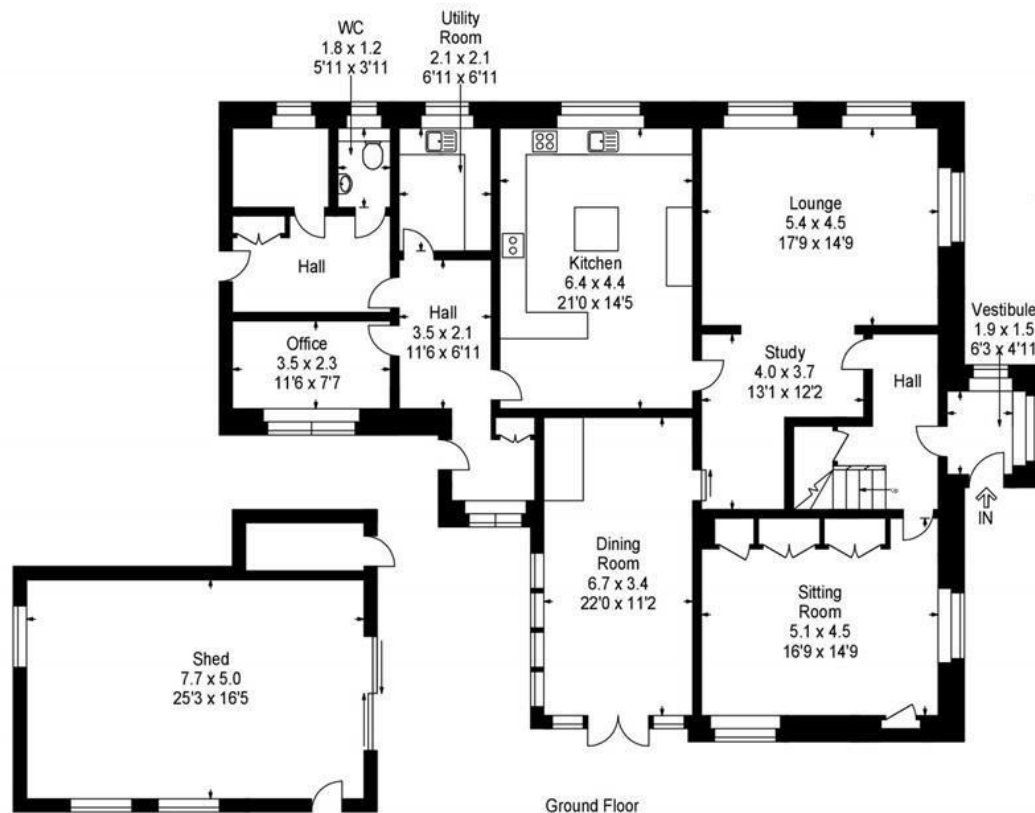
Primary schooling is available at Isla Primary School by Lintrathen. Secondary schooling is available in Kirriemuir and Blairgowrie, whilst private schooling is available at The High School of Dundee, Kilgraston, Craigclowan, Strathallan and Glenalmond College, all within an approximate hour's drive.

Perthshire and Angus are world renowned destinations for field sports enthusiasts. Salmon and sea trout fishing are available on the Rivers Isla, Ericht and North and South Esks while the River Tay is internationally known as one of the four best salmon rivers in Scotland. Top class driven pheasant, partridge and grouse shooting is widely available in the area. The hills and glens of Perthshire and Angus make them the ideal location for hill walking, riding and enjoying the beautiful scenery and wildlife.

Skiing is available at Glenshee Ski Centre, 24 miles to the north of Mid Derry. For golfers, there are five 18-hole and two 9-hole courses within 10 miles of Mid Derry, including the championship Rosemount course at Blairgowrie Golf Club. Further afield, the world famous courses at Gleneagles, and the Open Championship venues of Carnoustie and St Andrews are all within an hour's drive.

The area is well served by agricultural merchants and suppliers, including a livestock mart at Forfar (20 miles) and an active local machinery ring.





This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimensions and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (JD 110927)

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Farmhouse

Combining an original early 20th century farmhouse with a sympathetic 21st century extension, Mid Derry Farmhouse is a beautifully presented family house providing extensive accommodation over two floors.

Having upgraded the services, extended and conducted a comprehensive interior upgrade, Mid Derry Farmhouse now offers generous move-in condition family living that will impress all who view! At the core of the house is a beautiful open-plan kitchen and dining room. The quality of materials, finishes and fittings used in extending the house are of a high quality with particular features including oak and limestone floors, a Carpenter Oak style dining room with exposed Douglas Fir beams, and a bespoke fitted kitchen by Callum Walker Interiors of Perth.

On the first floor, two bedroom suites lie at either end of an L-shaped passage/landing with three additional bedrooms and a family bathroom with shower.

The house is served by oil-fired central heating and back boiler connected to the wood burning stove, mains water and mains electricity. A 24.5 kW solar array mounted on one of the farm buildings provides supplementary power together with annual income under the government sponsored Feed-In Tariff (FIT) scheme.

On the southwesterly aspect of the house is a stone paved terrace. Beyond this is a spacious garden laid down to lawn which is planted around the periphery with fruit trees and mixed shrubs and bounded by a hedge.

Beside the house is a brick and slate outbuilding used as a deep freeze room and for general storage. There is a hen house with large woodland run.

Farm Buildings

There is a useful range of farm buildings serving Mid Derry which comprise:

- General Purpose Shed: (20m x 22m)–4-bay
- Steel portal framed shed: With box profile cladding, part stone and part block walls and hardcore floor. This building adjoins and is open to:
- Cattle Court: (19m x 33m) 6-bay steel portal frame construction beneath a corrugated cement sheet roof with super vent cladding, block walls and a concrete floor. Includes a raised central feed passage with feed barriers.
- Pole Barn: Open-fronted 4-bay barn with a corrugated iron roof and hardcore base.

Both the general purpose shed and cattle court date from the mid 1980s and have mains electricity and water supplies.

Whilst currently used for agricultural purposes, the sheds have the potential for a range of uses including equestrian conversion and vehicle garage/workshop. Mounted on the south-eastern pitch of the cattle court is the solar array providing auxiliary power to the farmhouse and buildings, and a useful income stream.

Farming System

Traditionally, Mid Derry was a stand-alone mixed livestock unit capable of rearing and finishing cross-bred lambs and suckled calves with silage, barley and root crops grown in rotation. More recently, it has been farmed in conjunction with other holdings in the area and it has been the vendors' practice to let some of the fields on an informal seasonal arrangement to a neighbouring farmer for the grazing of sheep.

With the capacity for up to 80 bullocks or 40 cows and calves, the cattle court is a useful facility serving the farm. In recent years, the vendors have used the steading for sheep handling, lambing and finishing lambs

The land is well suited to growing hay, silage, fodder brassicas and spring barley with the best of the land being let periodically for seed potatoes.

With piped water to troughs in each of the fields, free-swinging gates and a well maintained modern network of fences, the infrastructure at Mid Derry has been progressively improved and is an impressive feature of the property.

Woods, Pond & Sporting

As keen wildlife and field sports enthusiasts, there has been significant investment in

creating a more diverse landscape at Mid Derry. This has included the establishment of several plantations of mixed species woodland, the planting of several hundred metres of new hedgerows, and the creation of two ponds and areas of wetland.

The result of this investment is that the land at Mid Derry presents a patchwork of hill, productive agricultural land, woods and ponds, which is both visually attractive and has considerable biodiversity.

The woods have been created to attract and hold game and, in combination, they form the basis of an enjoyable but informal shoot. At present, the vendors run Mid Derry as part of a larger shooting enterprise in the district. There is one pheasant release pen in the wood directly adjoining Mid Derry Farmhouse. The birds are fed up the hill and to the other coverts within the farm to create several small drives. Given appropriate weather and wind conditions, this provides some varied and exceptionally sporting shooting.

In addition to reared game, the young woodland plantations are proving increasingly attractive to woodcock during the winter months whilst the two ponds on the farm are fed to attract wild duck. Given the proximity of the relatively large Lintrathen Reservoir, a few miles to the east, a mixture of mallard, teal and widgeon can be attracted in significant numbers, providing excellent sport.

Renewable Energy

A 24.5kW solar array on the roof of the cattle court was installed in May 2013,. These panels generate direct income through the FIT system and deemed 50% export. They also reduce the vendors' electricity consumption costs. Since installation, the panels have returned a consistent annual income in the region of £3,000 in addition to savings.

Farm Details

AFRC-RPID: Broxden Business Park, Lamberkin Drive, Perth, PH1 1RX. Tel: 01738 602000 SGRPID.Perth@scotland.gsi.gov.uk

In addition to the purchase price, the purchaser will be required on the date of entry to pay an additional and separate sum for:

1. Any growing crops.
2. Any cultivations.

Rights of Way and Wayleaves: The Ceteran Trail footpath crosses Mid Derry between the hill ground and arable land. It forms part of the Core Path network designated by the Perth & Kinross and Angus Councils

A line of telegraph poles and electricity lines crosses part of the farm. A small annual wayleave payment is received from the Distribution Network Operator, Scottish & Southern Energy plc.

Basic Payment Scheme and LFASS: The Basic Payment Entitlements in respect of Mid Derry Farm are included in the sale. Mid Derry Farm lies within a Less Favoured Area for the benefit of subsidies. Further information in relation to the Basic Payment and LFASS can be obtained from the selling agents.

Farm Code: Mid Derry Farm is registered by Agriculture, Food and Rural Communities - Rural Payments and Inspections Directorate (AFRC-RPID) under the code 113/0056.

Viewing

Interested in viewing? Arrange an appointment through Peter Carnegie at AMAZING RESULTS!™ Commercial. We are open 7 days a week 8am-8pm.

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Agents Note

Arrange a viewing: Viewing is strictly by appointment through **AMAZING RESULTS!™** Head Office, 9-10 St. Andrews Square, Edinburgh EH2 2AF on **0131 242 0011**.

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