

DAVIDSON  
& ROBERTSON  
THE RURAL EXPERTS

HARPER & STONE  
ESTATE & LETTING AGENTS

Glensherup Farm

Glendevon, Perthshire, FK14 7JY



## Glensherup Farm Glendevon, Perthshire FK14 7JY

An exceptional opportunity to acquire a stunningly located compact farm near the charming village of Glendevon, set within approximately 81.53 acres (30.99 hectares).

The property benefits from:

- Secluded rural setting
- Conveniently close to Stirling and Edinburgh
- Opportunities for livestock farming, diversification, or even future development.

### Situation

Glensherup Farm is situated 5 miles from Gleneagles and around 7 miles from the town of Dollar. Glen Devon runs eastwards from the source of the river Devon to Yetts o' Muckhart. The farm is within commuting distance from Stirling, Perth and Edinburgh.

### Access

Access is taken by a private road leading directly from the public A823 which runs through Glen Devon.

### Directions

From the A9 take the exit for the A823 and turn right onto A823, follow the road for approximately 5 miles. The private road to Glensherup will be on the right. Continue up the drive and Glensherup Farmhouse is on the left.

From the A91 at Dollar head north towards Yetts o' Muckhart before continuing on to the A823. Follow the A823 for 4 miles before turning left onto the Glensherup Farm private road. Continue up the drive and Glensherup Farmhouse is on the left.

What3words address - credible.reboot.idealist

### Description

Glensherup Farm is a picturesque property nestled in an elevated position near the village of Glendevon in the scenic Glen Devon. The glen stretches eastward from the source of the River Devon to Yetts o' Muckhart.

While enjoying a tranquil and private setting, the farm offers easy access to both Stirling and Edinburgh. The property includes Glensherup Farmhouse, a range of buildings, and approximately 81.53 acres (30.99 hectares) of predominantly permanent grassland.

### Farmhouse

The farmhouse has been built in two stages with the first part being built in the early 1800s and the rest of the house being built in the 1930s. The farmhouse and farm buildings form a courtyard which a secure parking area to the rear of the house.

The accommodation comprises a scullery, a kitchen and two reception rooms on the ground floor. The first floor features a master bedroom with en-suite bathroom, 3 further bedrooms and a family bathroom.



### Joint Selling agents

#### Davidson & Robertson

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#### Harper & Stone

49 Bridge Street  
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The house benefits from double glazing throughout, mains electricity and water supplies, a solar and battery system installed in 2012 providing an annual income under a Feed in Tariff with a further 13 years to run. Further information is available from the selling agents. The reception rooms on the ground floor have a log burner and an open fire.

There is a lovely garden surrounding the house with a vegetable garden to the east, and a grassed area to the south and west. To the front of the house is a flat area approached down a couple of steps featuring a bench providing a lovely area to sit outdoors. To the west of the house is a grassed area featuring a washing line and a summer house.

### Glensherup Farm Buildings

#### Old House

Glensherup Farm features the Old House of Wester Glensherup described by historic Scotland as a 2-storey building constructed of rough stone and rubble with shaped margins built in 1693. The roof is a crowstepped gable design and has a lean-to car port to the rear. The building features double sliding doors facing into the courtyard at the rear of the house. There is a separate outbuilding to the southwest marked with the initials 'WF' and constructed in 1694.

In addition to the listed buildings there is a long low shed of rough stone construction on the eastern side of the courtyard under a pitched box profile roof. Located to the east of the house and buildings is a timber framed pole barn with corrugated cladding and roofing. There is a sheep fank located on the west side of the buildings.

#### Land

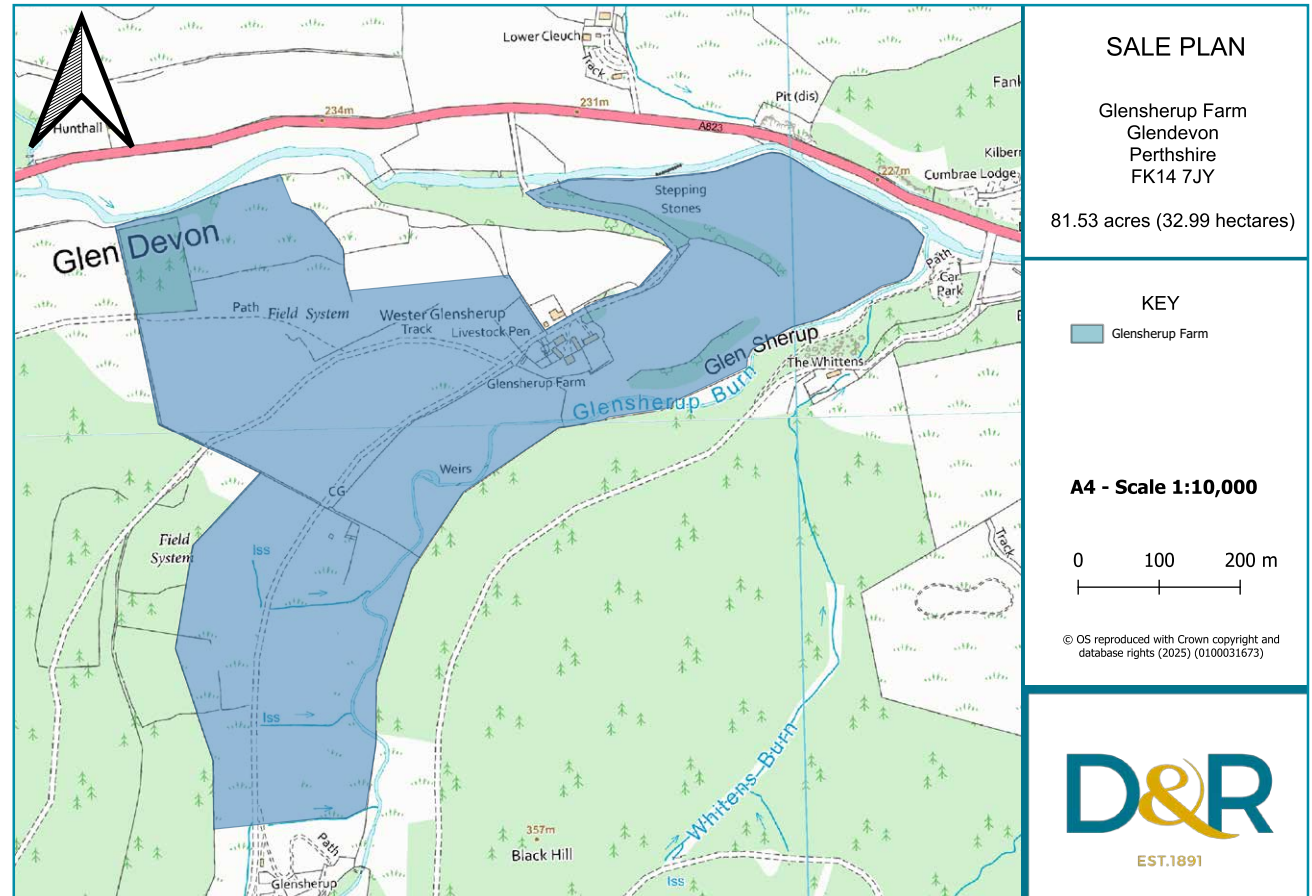
The land extends to approximately 81.53 acres and is predominantly classed as permanent pasture and rough grazing. The land is classed as 5.2 according to the James Hutton Institute for Land Classification. The land rises from approximately 770 feet above sea level at the northern end by the river Devon to approximately 1,026 feet at the highest point on the western boundary with 740 feet above sea level at the western boundary of the farm. The land is in good heart and is relatively free draining and all fields are stock proof.

#### Services

The property benefits from mains electricity and water, with drainage to a septic tank (buyers will accept the burden of ensuring the system is compliant). There is central heating and hot water provided by an oil fired boiler.

#### Council Tax

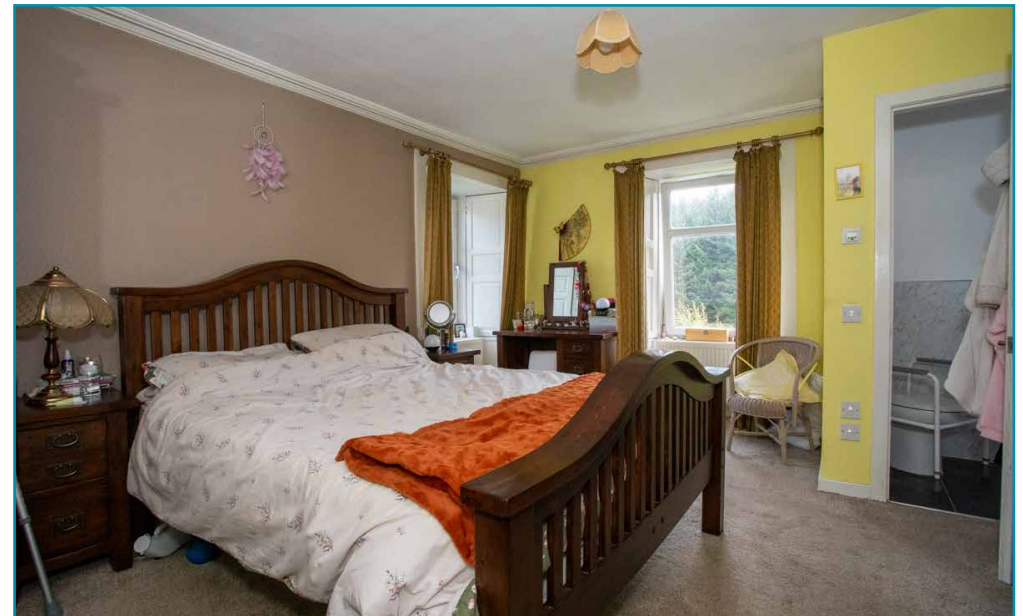
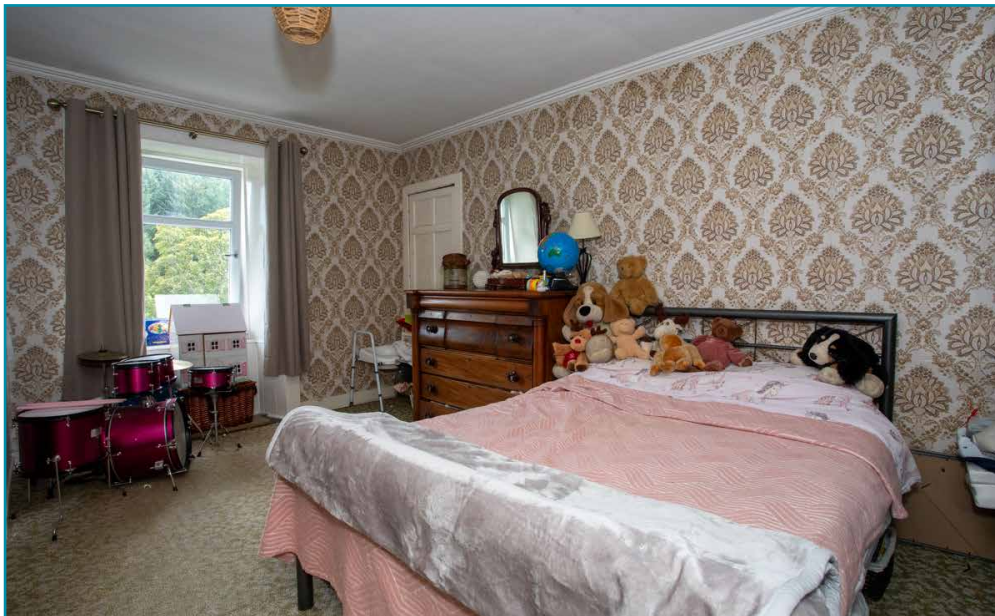
This property is in the Council Tax Band E.











### Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

### Energy Performance Certificate Rating

The EPC rating has been assessed as Band E. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

### Basic Payment Scheme (BPS) & IACS

There are no entitlements to the basic payment scheme included with the sale.

### 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.

### Local Authority

Perth & Kinross  
2 High Street,  
Perth  
PH1 5PH

### 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 themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

### Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone: 0131 449 6212 or via email: sales@drrural.co.uk. Harper & Stone Tel: 01259 238 938 / Email: info@harperstone.co.uk. All viewings to be arranged with the selling agents.

### Date of Entry

By mutual agreement.

### 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.

### Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

### 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 and Anti-Money Laundering (AML) Regulations

Formal offers, in the acceptable Scottish form, should be submitted through a Scottish Solicitor to the Selling Agent to sales@drrural.co.uk. Under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we are required to carry out money laundering checks on purchasers. To facilitate this and to proceed promptly with submitting an offer, the following documentation must be provided to us in advance (i.e. prior to or alongside the formal offer submission):

- Valid proof of identification
- Proof of current address
- Evidence of purchase method (e.g., Mortgage in Principle, Proof of Funds)

Upon verbal acceptance of an offer, we require to verify the purchaser's identity and use an online verification service provider to do so. We cannot enter a business relationship with a purchaser until they have been identified. Failure to provide required identification may result in an offer not being considered.

### 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.

### Flooding

Prospective Purchasers should investigate flood risk as part of their due diligence process. The Vendor has not made us aware of any flooding to the property in the past.

### Method of sale & guide price

Offers for the subjects as a whole are sought in excess of £905,000.

### Erosion

Prospective Purchasers should look into erosion risk as part of their due diligence process. The Vendor has not made us aware of any erosion to the property in the past.

### CCTV

In line with technology trends, some properties marketed by D&R, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property.

### Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.
3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.



5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.

6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.

7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.

8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.

9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.

10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.

11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Photographs taken July 2025  
Particulars prepared 2025

