

# 8.50 acres of land by Flawcraig Farm, Rait, Perthshire, PH2 7RY





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A90 Inchmichael Junction 1 mile, Glencarse 2 miles, Perth 7 miles, Dundee 11 miles, Stirling 45 miles, Edinburgh 52 miles, Glasgow 70 miles

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Attractive block of grazing land set in a sheltered position to the north east of a mature tree shelter belt. Established grass paddock that is reasonably well fenced. Would be ideal for fruit tree planting or as a small holding. This land has easy access to the A90 dual carriageway which leads to Perth and Dundee. There will only be access from the north west end.

There is a lovely tree belt lying to the south west of the field stocked with poplars, larch, whitebean, Norway spruce. which is going to be retained by Peter Leslie (the seller). Peter wishes to retain the shooting rights over the field for sale. Peter also requires that no caravans or houses are to occupy the land into the future.

**8.5ac @ Offers Over £10,000/ac = Offers Over £85,000**



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD  
Telephone: 01383 722454 Email: [info@mccraemccrae.co.uk](mailto:info@mccraemccrae.co.uk)

Flawcraig Farm, Rait,  
Perthshire, PH2 7RY  
8.5 acres of land for  
sale

 8.5 acres

 Long Term Access


 Short term  
access for  
viewing











Photo of the field from the north end



The tree belt to the south west providing shelter



Duck pond in the shelter belt (not included)



The field from the middle





The field and shelter belt from the middle



Looking down the field from halfway down

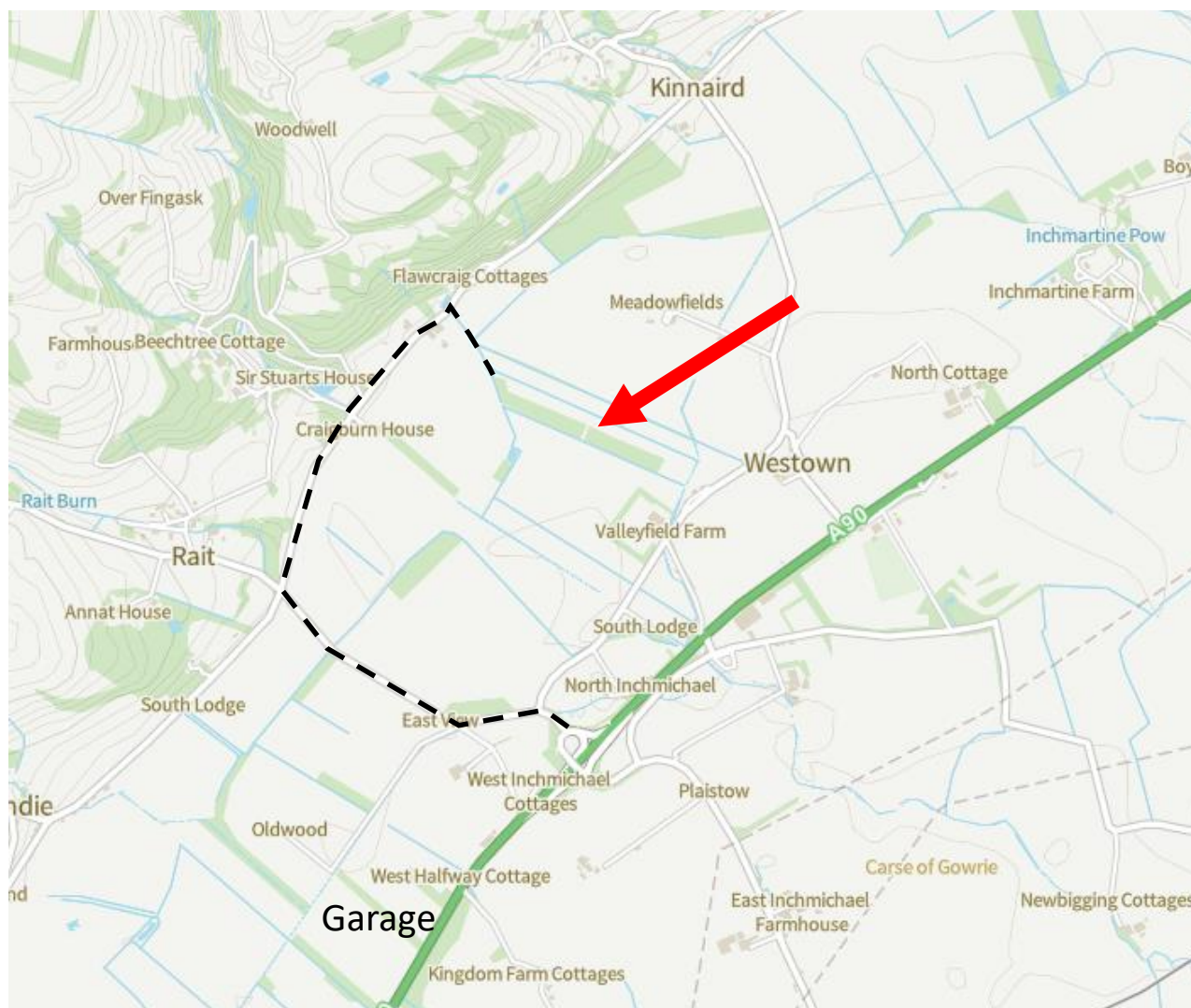


The field from the south end



The field from the north





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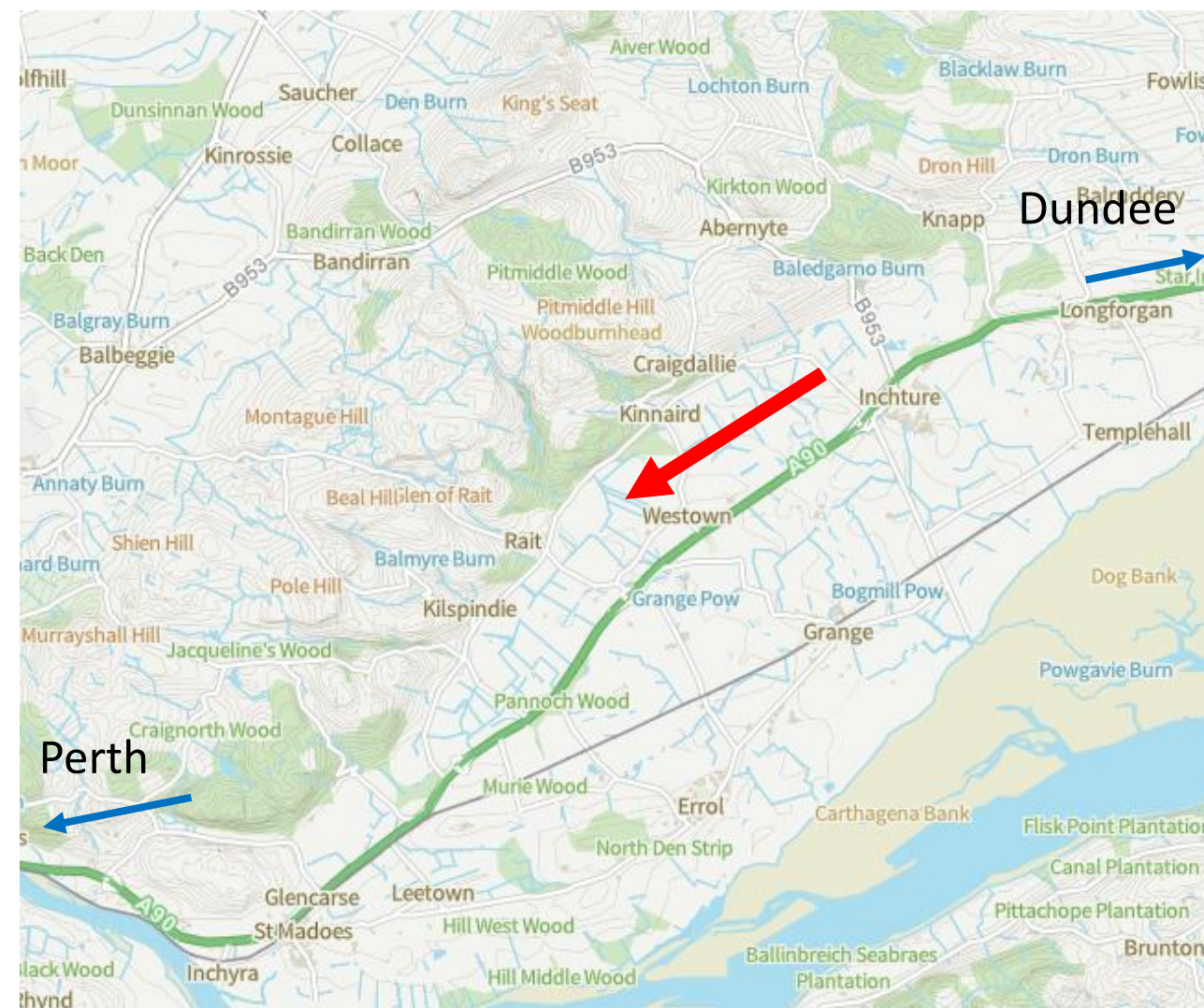
## Directions:

### From Perth

Head out the A90 Dundee Road. Just after the garage turn left at the Inchmichael junction. Turn first left signposted Rait. Proceed up the Rait Road for about half a mile to the crossroads and turn right. Continue for about another half mile and turn right into Flawcraig Pheasant Farm. Turn right and first left and first left through pheasant farm and right again to join a track down the edge of a field. The field for sale is about 300 yards down the track on the left.

### From Dundee

Head out the A90 Perth Road. Just after the Horn Milk Bar turn left. Left and 3<sup>rd</sup> right over the A90. then turn first left towards Rait. Proceed up the Rait Road for about half a mile and continue as above.



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**Viewing and registering an interest**

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

**Closing Date**

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

**Property Misdescription**

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

**Offers**

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

**Satellite Navigation**

For the benefit of those with satellite navigation the property’s postcode is

**Entry & Possession**

Entry and vacant possession will be by mutual agreement and arrangement.

**Basic Payment Scheme (BPS)**

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

**Solicitors**

Anderson Beatson Lamond, Bordeaux House, 31 Kinnoull St, Perth PH1 5EN, Tel: 01738 639999

**Service Rights, Burdens & 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 or not referred to above.

**Particulars and Plans**

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

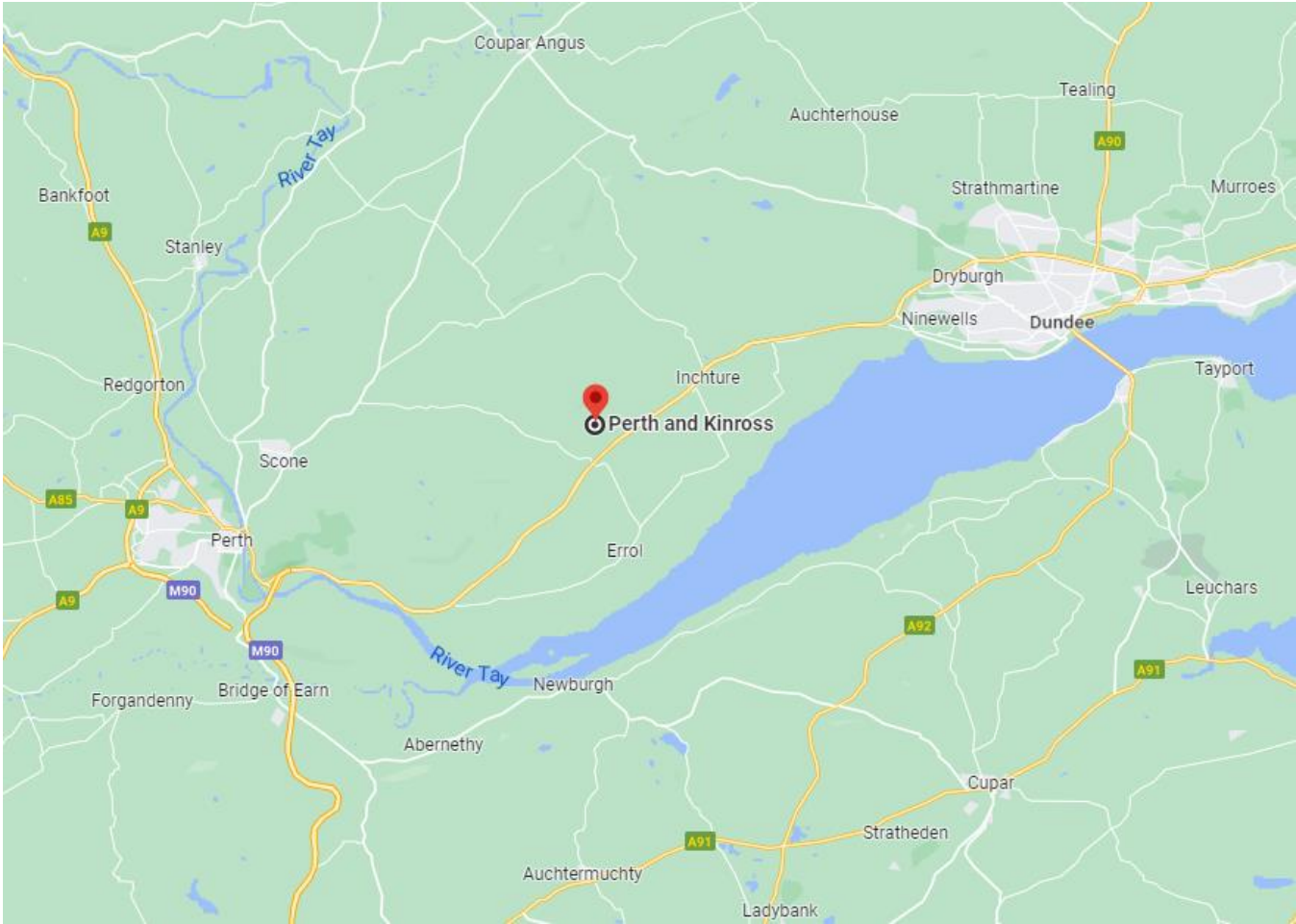
**Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

**Important Notice**

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must 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 and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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