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Income-Producing Yard & Land Investment
West Huntingtower, Perth
For Sale | Approx. 9 acres | Rental income £30,000 per annum

SMART&CO.
surveyors & property consultants






BELLMOUTH SITE ACCESS
EAST — PERTH & A9
A85
WEST — CRIEFF


A9 PERTH BYPASS
CITY OF PERTH BEYOND
A85
LAND FOR SALE

Property Highlights

- ✓ Approximately 9.05 acres (3.66 hectares)
- ✓ Part let to Tilhill at £30,000 pa, rising to £35,000 pa from year six if lease continues
- ✓ Established access from the A85, close to the A9 Perth bypass
- ✓ Additional undeveloped land surrounding the principal yard
- ✓ Convenient location on the western outskirts of Perth
- ✓ Offers in excess of £300,000 invited

Location & Description

The property is situated at West Huntingtower on the western outskirts of Perth, with access directly from the A85 via an established bellmouth entrance. The A9 Perth bypass lies a short distance to the east, providing connections to Scotland's wider trunk road network. Perth city centre is readily accessible, with Crieff lying to the west along the A85.

The site extends to approximately 3.66 hectares (9.05 acres) and comprises an established timber storage yard together with surrounding areas of undeveloped land, scrub and woodland. An access track leads from the A85 to the principal yard area.

Part of the site is let to Tilhill Forestry Limited, producing a current rental income of £30,000 per annum. The remaining land provides potential for additional uses, subject to ground conditions, access arrangements and obtaining all necessary planning and statutory consents.

Business Rates

The property is entered in the Scottish Valuation Roll as two separate yard assessments: Former Huntingtower Quarry – Lower Site, with a Rateable Value of £7,400, and Former Huntingtower Quarry – Upper Site, with a Rateable Value of £9,900. Both assessments are effective from 1 April 2026, giving a combined Rateable Value of £17,300.

Accommodation

The site extends to approximately 3.66 hectares (9.05 acres) and comprises an open storage yard together with surrounding undeveloped land, scrub and woodland.

The principal yard area is currently used for timber storage and distribution. Access is taken directly from the A85 via an established bellmouth entrance and access track. The remaining land is largely unsurfaced and overgrown. The extent of the property is shown indicatively on the accompanying plans and photographs.

Sale Terms

Offers in excess of £300,000 are invited for the heritable interest in the whole property, subject to the existing lease to Tilhill Forestry Limited over part of the site. The lease runs for ten years from 24 March 2025 to 23 March 2035. The current rent is £30,000 per annum plus VAT, payable quarterly in advance, increasing to £35,000 per annum plus VAT after five years if the lease continues.

The tenant has a break option on 24 March 2030, exercisable on at least nine months' written notice and subject to the lease conditions, including payment of a £2,500 break penalty plus VAT. A copy of the lease and further information are available from the sole selling agents.

Site History & Environmental Matters

The site comprises a former quarry with historic landfill use and remains subject to environmental regulation by SEPA. SLR Consulting have undertaken an initial environmental review, with further investigation and monitoring proposed to support surrender of the relevant environmental authorisation. Environmental reports and details of the proposed works and estimated costs are available on request. Interested parties should review this information before submitting an offer. The seller intends that the purchaser will assume responsibility for outstanding environmental investigations, monitoring and associated costs, with any necessary transfer of the environmental authorisation subject to SEPA approval. The precise arrangements will be agreed in the sale contract.

Compliance

To comply with anti-money laundering regulations, the purchaser will be required to provide proof of identity and address, together with details of any purchasing entity and its beneficial owners. Evidence of available funds and funding arrangements will also be required, with further source-of-funds information requested where appropriate. The necessary checks must be completed before conclusion of missives.

All Enquiries

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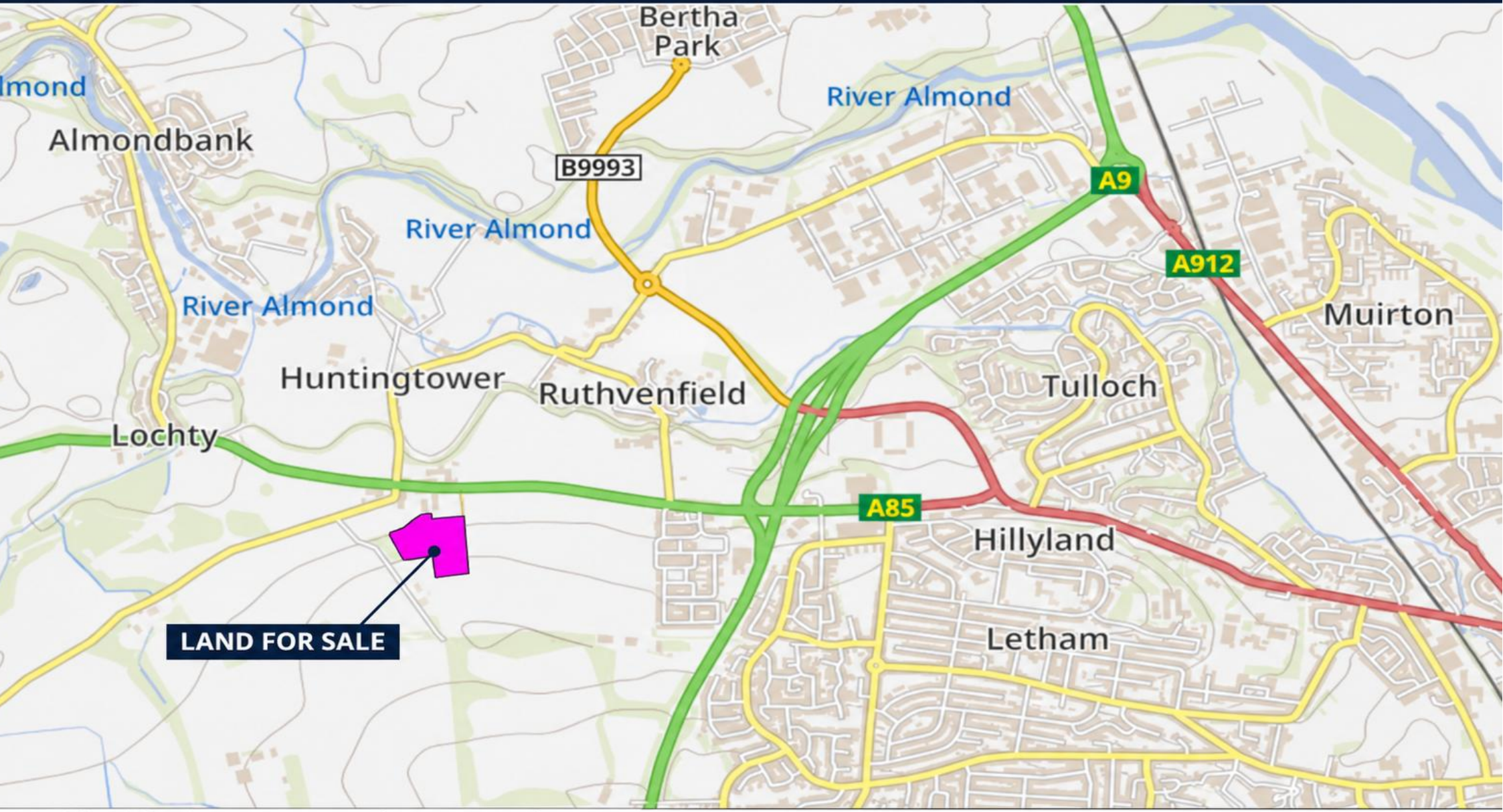
LOCATION



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