

FOR SALE BY ONLINE AUCTION

**Auction Date: 18th
June 2026 2:30pm**

Former Scottish Water site

Located north of Pitlochry

**Site area approx. 135 sq. m
(1,453 sq. ft)**

Guide Price: £3,500

On the
Instructions of



WHAT 3 WORDS

LAND AT KINNAIRD, PITLOCHRY, PH16 5JL

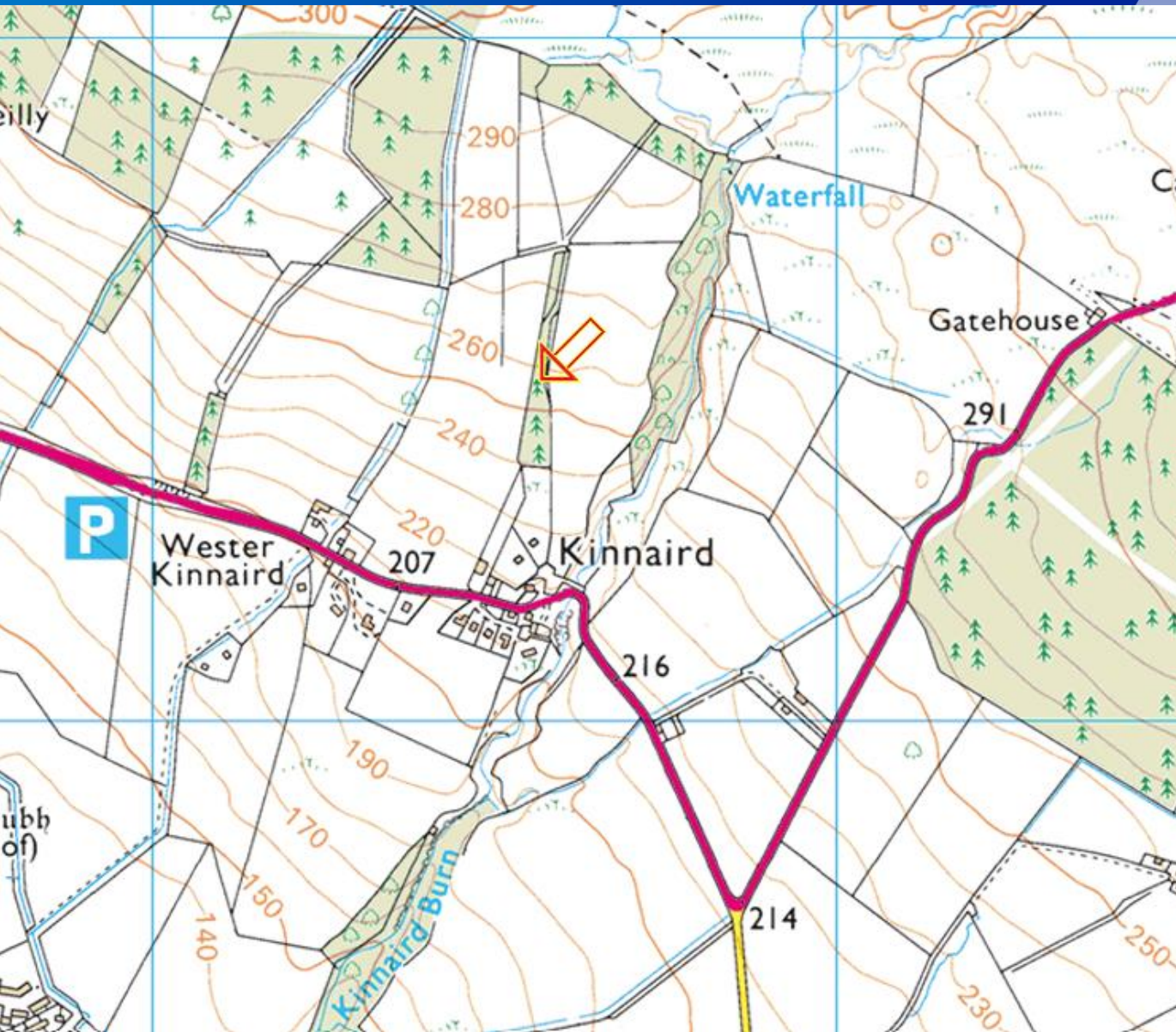
CONTACT: Jonathan Reid j.reid@shepherd.co.uk | 01382 878005
Jamie Hutcheon Jamie.hutcheon@shepherd.co.uk | 01382 878005 | shepherd.co.uk





Location

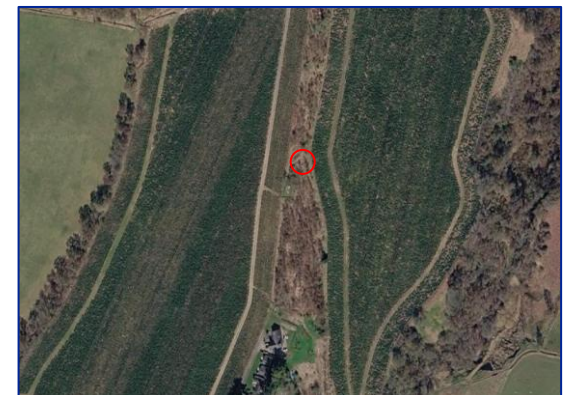
LAND AT KINNAIRD, PITLOCHRY, PH16 5JL



The subjects are located a short distance north of Kinnaird, a small rural village within the Perth and Kinross Council area situated approximately 1 mile north of Pitlochry.

The subjects are accessed directly from the A924 via a track road which leads through an established woodland setting to the north of the village, close to Kinnaird Woodland Lodges and the surrounding forestry plantation.

The site is surrounded by mature woodland to the east and Christmas tree plantation on all other boundaries. There are also residential/holiday properties to the south at the bottom of the track.



FIND ON GOOGLE MAPS



Description

LAND AT KINNAIRD, PITLOCHRY, PH16 5JL



The site consists of a bunded tank which is grassed over on the sides. Within the site there are 5 chambers with galvanised lids, two manhole covers and markers in the north of the side and four manhole covers and markers in the south of the side within a small retaining wall. The site is bounded by post and rail fencing and measures approximately 135 sq. m (1,453 sq. ft).

Access rights take the form of a heritable and irredeemable servitude right of pedestrian and vehicular access to and from the property, subject to restoration of any damage occasioned by the exercise of said right to the reasonable satisfaction of the proprietors of the immediately adjoining lands. A deed of servitude is included in the legal pack.

It is apparent that the original access route depicted on the title plan has now been planted with Christmas trees, so access is no longer possible via this route.

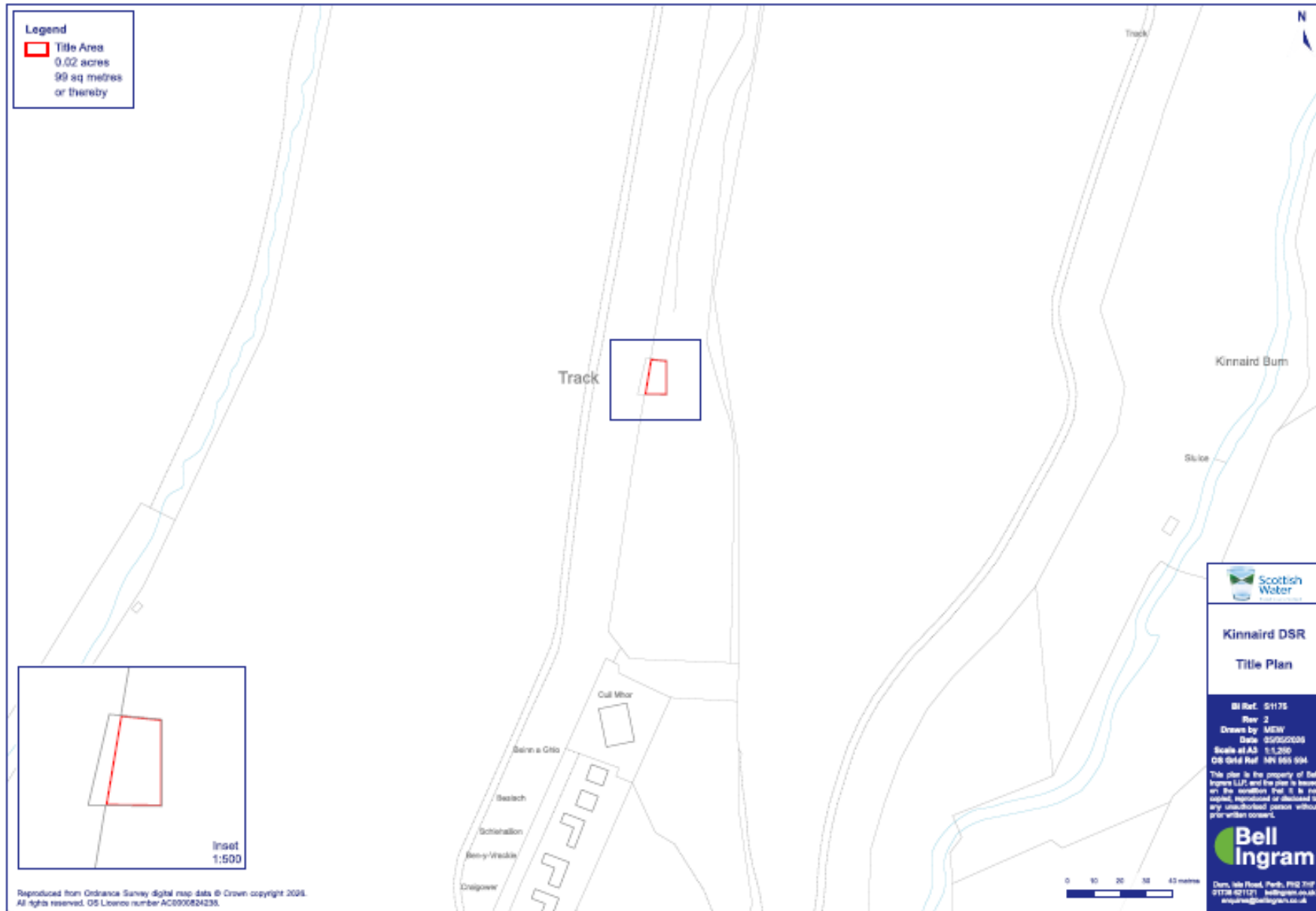
An indicative Site Plan is enclosed herewith.

It should also be noted that there will be a boundary clause, prospective purchasers should refer to the legal pack.

We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase. The information provided is indicative only.



Indicative only





Auction Date

The auction will be held on 18th June 2026 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a nonrefundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£3,500**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

There are no buyer's fees with this lot.

No Resale Clause

Please note the vendors will not permit resale of the property within 12 months from the date of purchase. See legal pack for further information.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

N/A

Get in Touch

For further information or viewing arrangements please contact the sole agents:



Jonathan Reid

j.reid@shepherd.co.uk



Jamie Hutcheon

jamie.hutcheon@shepherd.co.uk

Shepherd Chartered Surveyors

13 Albert Square, Dundee DD1 1XA

t: 01382 878005



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

[shepherd.co.uk](https://www.shepherd.co.uk)