

Soilzarie Wood

Near Blairgowrie, Perthshire



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Total Area: 7.40 Hectares / 18.28 Acres

A delightful amenity woodland featuring a diverse range of native broadleaves, picturesque ponds, and a general-purpose building, all set within a tranquil location in northern Perthshire.

- Compact native woodland rich in nature and biodiversity
 - Wonderful location with views across Glenshee and the Cairngorm National Park
 - Well-designed woodland path network
- Useful general-purpose building with development potential, subject to consent
- Attractive collection of ponds with an abundance of wildlife

Freehold for Sale - Offers Over £135,000



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Selling Agents:

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Location

Soilzarie Wood is situated close to the Cairngorms National Park, in the popular county of Perthshire with panoramic views over Glenshee in the east and Strathardle in the west. The area is renowned for its wonderful and varied landscape, including tranquil rivers, dramatic mountain ranges, and rolling heather moorland.

The charming village of Kirkmichael lies 3.7 miles to the west and offers a selection of local amenities, including a popular village shop, accommodation, and a local bar. The larger town of Blairgowrie is 12 miles further west with an excellent variety of shops, restaurants, hotels, and access to major road links, providing easy connectivity to central, northern, and southern Scotland.

Soilzarie Wood's attractive setting offers an excellent blend of accessibility and peacefulness in a wonderfully scenic region of Scotland.

To locate the property, please refer to the location and sale plans and the access to the woodland can be found using the What3Words app reference: [decorate.woodstove.craftsman](https://www.what3words.com/decorate.woodstove.craftsman).

Description

Soilzarie Wood was planted in 2004 with the assistance of the Woodland Grant Scheme aimed at creating a natural woodland habitat and improving the biodiversity of the land. Over the past 21 years, the property has flourished into a charming amenity woodland, showcasing a rich variety of attractive native broadleaved species including Silver birch, Hawthorn, Alder, Oak and Willow.

The woodland has developed well, creating a peaceful and picturesque environment teeming with wildlife. Red squirrels, pine martens, and willow warblers are frequently spotted within the woodland, adding to its ecological value and appeal.

At the heart of the woodland lie four delightful ponds, framed by a selection of Silver birch and Oak. These ponds provide an ideal habitat for the abundant wildlife and present a wonderful opportunity to erect a hut or cabins overlooking the ponds.

The woodland benefits from an excellent network of well-maintained paths, allowing a future owner to fully explore and appreciate its natural beauty. Located at the western end of the property is a general-purpose storage building, previously leased to a local helicopter company.

Constructed from a steel portal frame, with a concrete floor, corrugated roof, and box-profile side cladding, it presents an excellent opportunity for conversion to alternative uses, such as a residential dwelling site, subject to the necessary consents. While there are currently no services connected to the building, utility connections are available nearby, should they be required.





Access

Access to Soilzarie Wood is provided directly from the B950 public road via a servitude right of access, shown between points A1 - A2 on the accompanying sale plan. This offers convenient and straightforward entry to the property.

From point A2, access to the woodland is through a deer gate, and a concrete hard-standing located to the east of the general-purpose building provides a good area for parking. The seller will grant a servitude right of access over the access route A1 – A2, as per the sale plan with maintenance of this road based on usage.

The B950 public road connects eastward to the A93, offering smooth and efficient travel across northern, central, and southern Scotland.

Sporting & Mineral Rights

Sporting rights are included in the sale, with Red, Roe, and Sika deer frequently found within the woodland. While the ponds have not been stocked, a future purchaser could choose to do so, creating an opportunity to enjoy peaceful fishing in this serene setting. The mineral rights are also included as per the title, except those reserved by statute.

Boundaries

The property is enclosed along its southern and eastern boundaries by a combination of stockproof fencing and stone walls, which vary in condition. The woodland also benefits from an internal deer fence, except for the northern boundary, which remains unfenced. Responsibility for maintaining the boundary walls and fences is shared equally with adjoining neighbours on a 50/50 basis.

Third Party Rights & Burdens

The property will be sold subject to and with the benefit of all existing servitude and wayleave rights (including rights of access and rights of way, whether public or private) burdens, reservations within the title and subject to the rights of public access under the Land Reform (Scotland) Act 2003.

Planning & Development

Prospective purchasers are kindly requested to make their own enquiries with the relevant authorities if wishing to seek planning permission for any building development or a change of use on the land. Offers will not be accepted subject to survey or planning permission being granted.

Important Notice

Landfor Chartered Land & Forest Agency, the trading name of Landfor Land & Forestry Ltd acting for themselves and for the seller of this Property, whose agents they are, give notice that: The sale brochure (brochure prepared in October 2025), content, areas, measurements, maps, distances and technical references to condition are for guidance and are only intended to give a fair description of the property and must not form any part of any offer or contract. Landfor Land & Forestry Ltd will not be responsible to purchasers, and they should rely on their own enquiries and seek suitable professional advice and surveys prior to purchase. This sale brochure shall not be binding on the seller, whether acted upon or not, unless incorporated within a written document signed by the seller or on their behalf, satisfying the requirements of section 3 of the Requirements of Writing (Scotland) Act 1995. Neither the seller nor Landfor Land & Forestry Ltd, its employees or joint agent have any authority to make or give any representation or warranty in relation to this property. The property will be sold as per the title, which may differ from the information within this sale brochure. Photographs may depict only parts of the property, and no assumptions should be made on other parts of the property not shown in these photographs. Where reference is made to government grant schemes, contracts, planning permissions or potential uses, this information is given by Landfor Land & Forestry Ltd in good faith and purchasers must rely on their own enquiries. Purchasers should be aware of the influence and effect the Wildlife and Countryside Act 1981, Nature Conservation (Scotland) Act 2004 and the Wildlife and Natural Environmental (Scotland) Act 2011 along with any statutory designations, may have on the property, including rights of public access under the Land Reform (Scotland) Act 2003. Neither the seller nor Landfor Land & Forestry Ltd will be responsible for any costs incurred by interested parties, and no warranty is given for the health of the trees within the property for sale. Landfor Land & Forestry Ltd, incorporated under the Companies Act 2006 (Registered number SC720047) and having its registered office at Glenearn Farmhouse, Bridge of Earn, Perthshire, PH2 9HL, Scotland.

Viewing & Offers

Please contact the Selling Agents to arrange a viewing in advance of your visit. Please also be aware of potential hazards on the ground when viewing.

A closing date for offers in Scottish Legal Form may be set. However, the seller also reserves the right to sell the property at any time and so it is vital that prospective purchasers register their interest with the Selling Agents as soon as possible.

Please also be aware that the seller is not bound to accept the highest or indeed any offer and reserves the right to withdraw the property from the market at any time.

Finance & Anti-Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

It is vital that all formal offers are submitted in Scottish Legal Form along with sufficient identification and a bank reference or guarantee showing proof of sufficient funds to acquire the property and the source of these funds.

Taxation

Land and timber crop ownership enjoys a favourable tax structure that will enhance the value of your investment and so it is important to get the right advice from your Financial Advisor or Accountant to fully appreciate these tax benefits.

Authorities

Scottish Forestry

Upper Battleby
Redgorton
Perth
PH1 3EN
Tel: 0300 067 6005

Perth & Kinross Council

Pullar House
35 Kinnoull Street
Perth
PH1 5GD
Tel: 01735 476 000

Selling Agents

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Seller's Solicitor

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