

DM HALL

For Sale

Rare Development
Opportunity with
Planning Consent

PRICE
REDUCTION



Dunolly House,
Taybridge Drive,
Aberfeldy,
PH15 2BP

644.60 SQ M
6,938 SQ FT

Property Details

- C-listed Victorian mansion with striking features throughout
- Planning and building warrant approved for 8 serviced apartments
- Within the thriving tourist town of Aberfeldy
- Stunning River Tay setting
- 0.68 acres

LOCATION:

The town of Aberfeldy is a highly desirable and sought after location situated in the heart of Highland Perthshire. It is well known for its rich history, natural beauty and local culture attracting many visitors as well as a thriving rural population.

Positioned on the banks of the River Tay, and surrounded by idyllic countryside and forested hills, it offers fantastic opportunities for outdoor activities, from walking and cycling trails to fishing and kayaking.

Aberfeldy is conveniently positioned equidistant from Edinburgh and Glasgow, circa 75 miles north via the A9 en-route to the wider Scottish Highlands. The cities of Perth and Dundee are also 30 miles and 55 miles south east of the town. This serves as a popular centre for tourists offering true Scottish experiences in local whiskey, golf, castles and outdoor pursuits all within a charming historic town.

Dunolly House itself is positioned beautifully by the River Tay accessed by the junction of Taybridge View and Kenmore Road. Neighbouring properties comprise similar Victorian builds offering a mix of holiday accommodation and residential homes. Nearby amenities include Aberfeldy Rugby and Golf Clubs, riverside activities, Bredalbane Academy and Aberfeldy Medical Practice.

The location of the subjects is shown on the appended plan.



DESCRIPTION:

Dunolly House is a C-listed Victorian mansion built in 1890 by Duncan MacDougall; King of Pipers (1876) and appointed Bagpipe Maker to Her Royal Highness, Queen Victoria. The property was later used by Breadalbane Academy as a hostel for female pupils.

Dunolly House comprises 3 storeys and mezzanine level within the original building and modern extension. The property as existing benefits from:

- Major works to roof and timber ahead of re-development
- 0.68 acre title area
- Striking tower leading to roof terrace
- Elevated position overlooking the River Tay
- Traditional architectural features throughout
- 9 generously sized bedrooms
- 2 function rooms
- 2 kitchens
- 2 offices
- Substantial garden grounds
- Driveway and car parking spaces
- Extensive building improvements

PLANNING & REDEVELOPMENT:

24/00304/LBC - Full Planning Permission was approved on 4th April 2024 for change of use, alterations and extension to outdoor centre to form 8 serviced apartments (optional short-term let apartments)

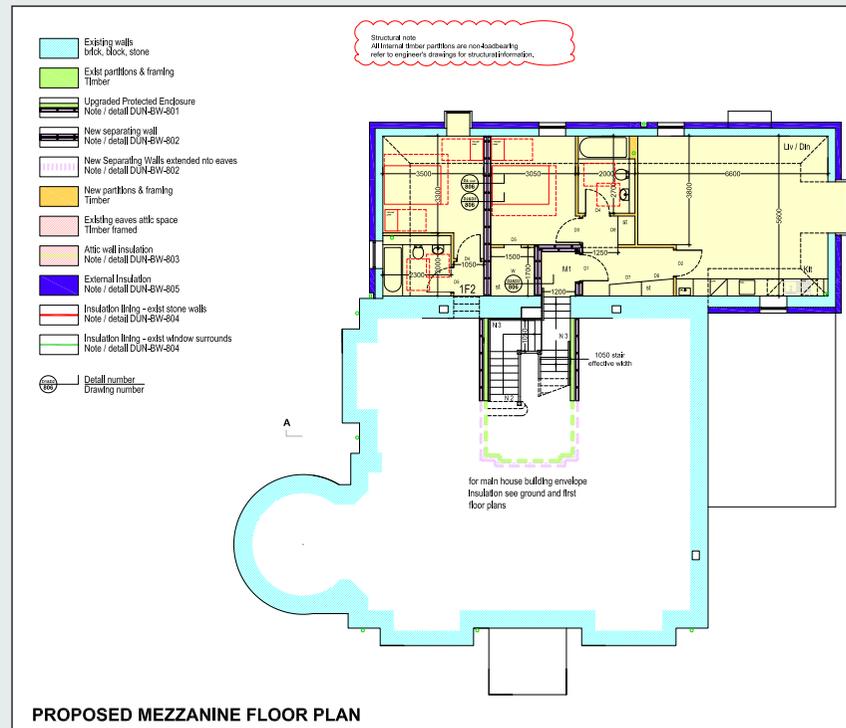
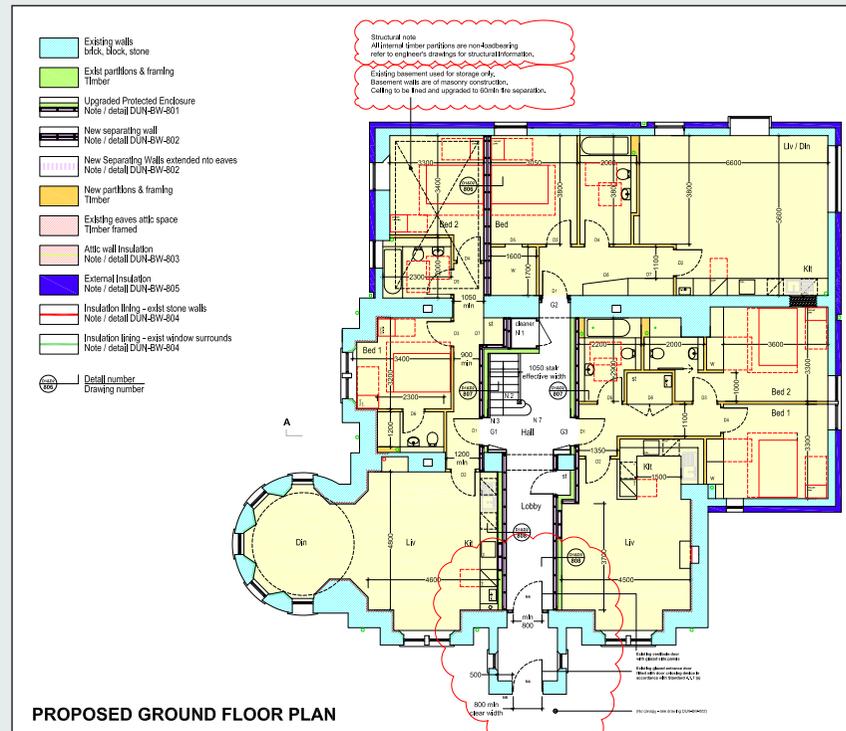
24/01499/DOM3 — Building warrant and plans approved 3rd October 2025

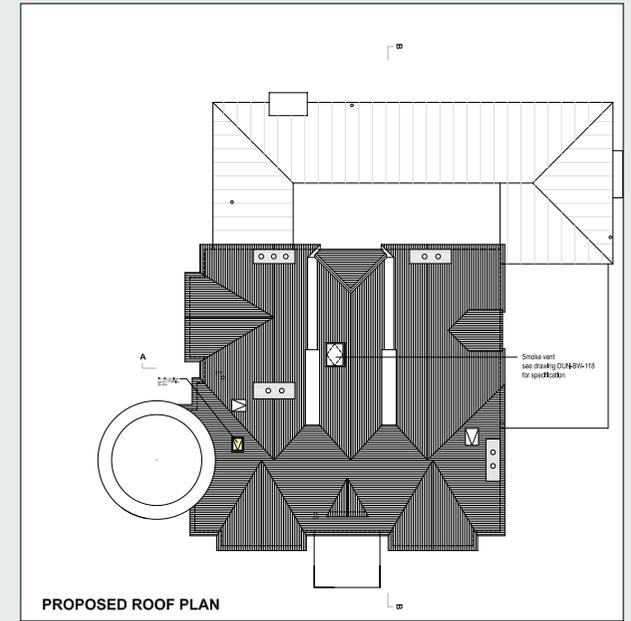
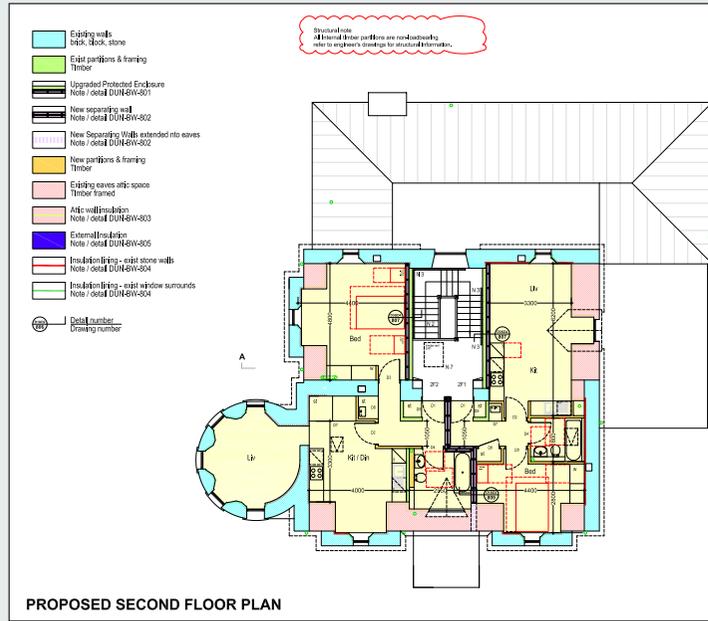
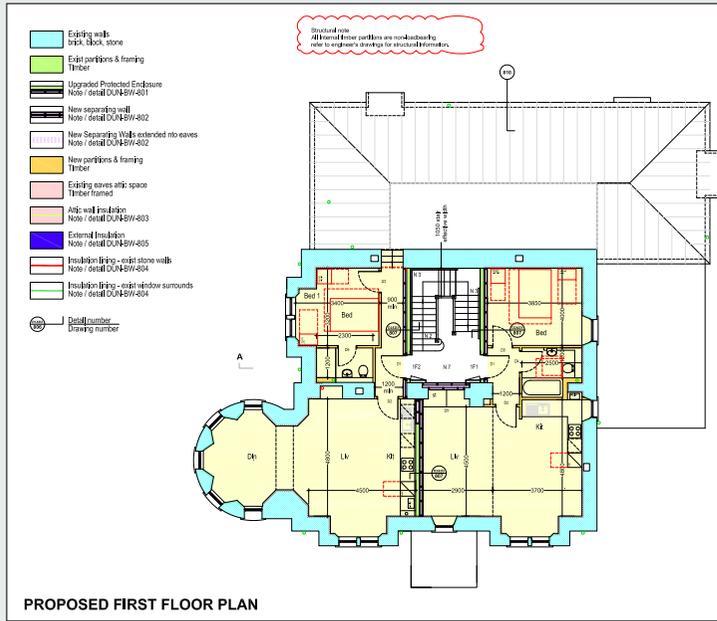
In recent months Dunolly House has undergone building improvements in preparation of re-development. The incoming purchaser will benefit from a series of completed/ongoing works and surveys.

Above improvements include and not limited to re-roofing and insulation to tower, window lintel improvements, replacement of gutters, full and complete dry rot treatments with guarantees, ensuring the property is left fully wind and watertight throughout and ready for re-development.

An information pack comprising completed works, planning and design documentation is available on request.

The proposed layout of the subjects is shown on the appended plan.







Property Details

ACCOMMODATION & FLOOR AREAS :

The property has been measured in accordance with RICS Code of Measuring Practice - 6th Edition on a gross internal basis and is as follows

FLOOR	SQ M	SQ FT
Ground	274.3	2,952
Mezzanine	100.0	1,076
First	136.9	1,474
Second	133.4	1,436
Total	644.60	6,938

ENERGY PERFORMANCE:

A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of nil due to commencement of redevelopment works.

Following completion of works, the property will be re-assessed for a revised applicable Rateable Value.

PRICE:

Offers in excess of £400,000 are invited for the benefit of our client's freehold interest.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs incurred in this transaction.



VAT:

All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:

Strictly by contacting the sole selling agents Sadik Chowdhury at DM Hall:-

Make an enquiry

DM HALL

DM Hall LLP

Shed 26, Unit 34 City Quay,
Camperdown Street,
Dundee, DD1 3JA
01382 873 100

Sadik Chowdhury

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