

# LAIRD'S LOCH

COUPAR ANGUS • PERTSHIRE • PH13 9LA



**DM HALL**

# Property Details

An extremely attractive, peaceful and tranquil SSSI Loch with woodlands and meandering paths in the sidlaws on the Perthshire Angus border.

Coupar Angus 4.2 Miles

Perth 19 Miles

Dundee 10 Miles

- Rare opportunity to acquire an exceptionally beautiful land parcel
- Excellent opportunities for habitat management and woodland management
- Total area extends to 59.25 Acres (23.98 Ha)

**Available as a Whole**

**Offers over £175,000**

## SITUATION

This idyllic land parcel is located approximately 4.2 miles south east of Coupar Angus. Coupar Angus is a popular town within commuting distance of the larger centres of Dundee and Perth. The town is well placed for access to A90 some 15 miles to the east which links Dundee and Aberdeen. There is an established parking bay at the entrance to the woodland where a number of paths have been established around North Ballo Hill and Lairds Loch.



## DESCRIPTION

The subjects of sale form an amenity woodland and Loch, both accessible by foot with car parking at the entrance. There are signs that historically vehicular access may have been possible but this is now largely overgrown. This is clearly a much-enjoyed area of land, formerly known as the Hallyburton Estate Community Woodland, we understand Woodland Grant Schemes were carried out between 1991 and 2002 across the land and its peripheries. There are some beautiful viewpoints, picnic areas, woodland and Lochside walks and immediate access to the adjacent woodland walk at North Ballo Hill. The lochs have been occupied in recent years by commercial tenants, offering fishing for coarse fish then more recently for stocked trout. Its variable depth, weed cover, and lack of algae make it a very suitable habitat for fishing. The loch is registered under the Reservoirs Act and holds a SSSI designation. Laird's Loch was notified as a Site of Special Scientific Interest on the basis of its open water, aquatic plant communities and extensive fringing acidic mires. Laird's Loch is naturally mesotrophic and lies in a shallow, flat basin. It is evidenced from reports that the bottom of the loch is mud and silt, lying over gravel and stones and that the loch is largely between 1 and 2 metres deep but is dammed and deeper at its western end. We understand that it is drained by a small stream. The loch is notable for the number of pondweed species. The acidic mires fringing the loch are the most extensive of their type in the Sidlaw Hills. The path linking the woodland to the path network around North Ballo Hill to the southwest of Laird's Loch runs along the north side of the loch within a few feet of the shoreline.

There is a structure by the Lochside, which we assume to have been a boathouse which is now in very poor repair. There are no services available.

The sellers have declared that the amenity woodland is of a mixed age comprising of mainly native conifers and broadleaves.

## SEPA

The property is affected by a low risk of surface water flooding on minor areas to the south of the loch. Purchasers should familiarise themselves with the SEPA flood maps: <https://map.sepa.org.uk/floodmaps/FloodRisk/Risk>. This is a designated Reservoir site and works were completed in 2025 to improve the dam and path around the loch.



## ENVIRONMENTAL DESIGNATIONS

We understand that the area is approved for Species Conservation under FGS. It is about reducing deer impact to allow regeneration, controlling grey squirrels to help the red population and controlling pests for Capercaillie and Black Grouse.

The area has FGS Eligibility as a Grey Squirrel Control area. The aim of this option is to support the targeted control of grey squirrels in areas where they are a threat to red squirrel populations. This support is offered via the Forestry Grant Scheme - SMF - Species Conservation - Grey Squirrel Control

In addition the area is recognised as FGS Eligibility Native Woodland Habitat Network and approved for fencelines and native woodland surveys.

There is a prehistoric Scheduled Ancient Monument (Hill Fort) within proximity to the subjects of sale, previously cleared of trees to the north of the Loch. Reference: Hill of Dores, SM7315.

## LAND MANAGEMENT OPTIONS

There are no Land Management Options currently in place on the land.

## THIRD PARTY RIGHTS AND SERVITUDES

The land is affected by overhead lines for which we assume servitudes are in place. The car park will be included within the sale with unrestricted access rights over retained by the seller, to allow access to their lands to the North West (the car park is hatched in red on the attached sales plan). The land to the south is owned by Forest and land Scotland who hold servitude rights of access over the subjects of sale. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

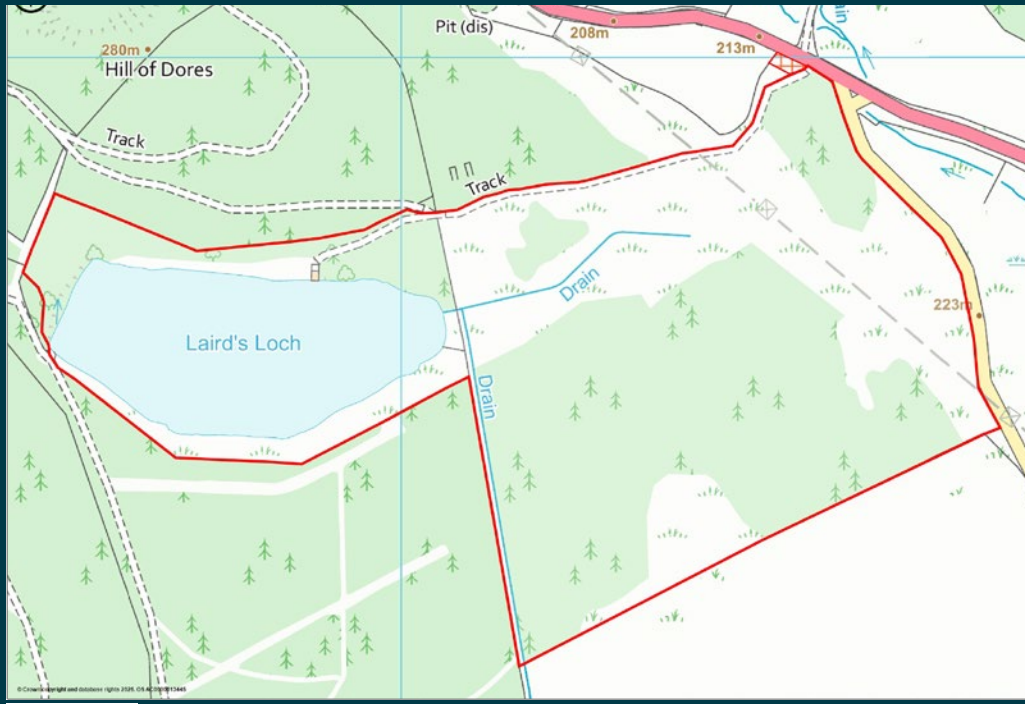
## LOCAL AUTHORITY

<https://www.pkc.gov.uk/>

## DIRECTIONS

For satnav purposes the property postcode is PH13 9LA however the most accurate directions is via what3words: What3Words Ref: [///paradise.parsnips.trappings](https://www.what3words.com/paradise.parsnips.trappings)





## HEALTH & SAFETY

Appropriate caution should be exercised at all times during inspection particularly in reference to the, uneven surfaces over the land and risk by water.

## VIEWINGS

Strictly by appointment with the Selling Agents, however viewings may not be accompanied. There is a structure by the Lochside, which we assume to have been a boathouse which is now in very poor repair and we advise against entry on the grounds of Health & Safety.

## DATE OF ENTRY

Date of entry shall be by mutual agreement.

## OFFERS

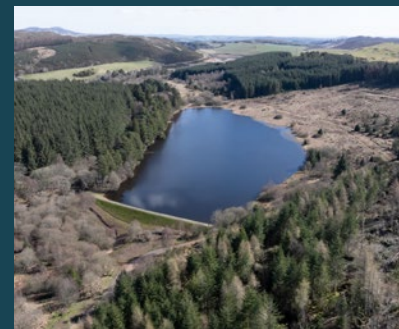
Offers in Scottish Legal Form are to be submitted to the selling agents DM Hall. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

## SOLICITORS

Robin Dunlop  
Thorntons Solicitors  
City Point, 3rd Floor  
65 Haymarket Terrace  
Edinburgh  
EH12 5HD

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) Originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or b) Copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy of ID for AML purposes. Failure to provide this information may result in an offer not being considered.



# Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800  
or email [rural@dmhall.co.uk](mailto:rural@dmhall.co.uk)

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