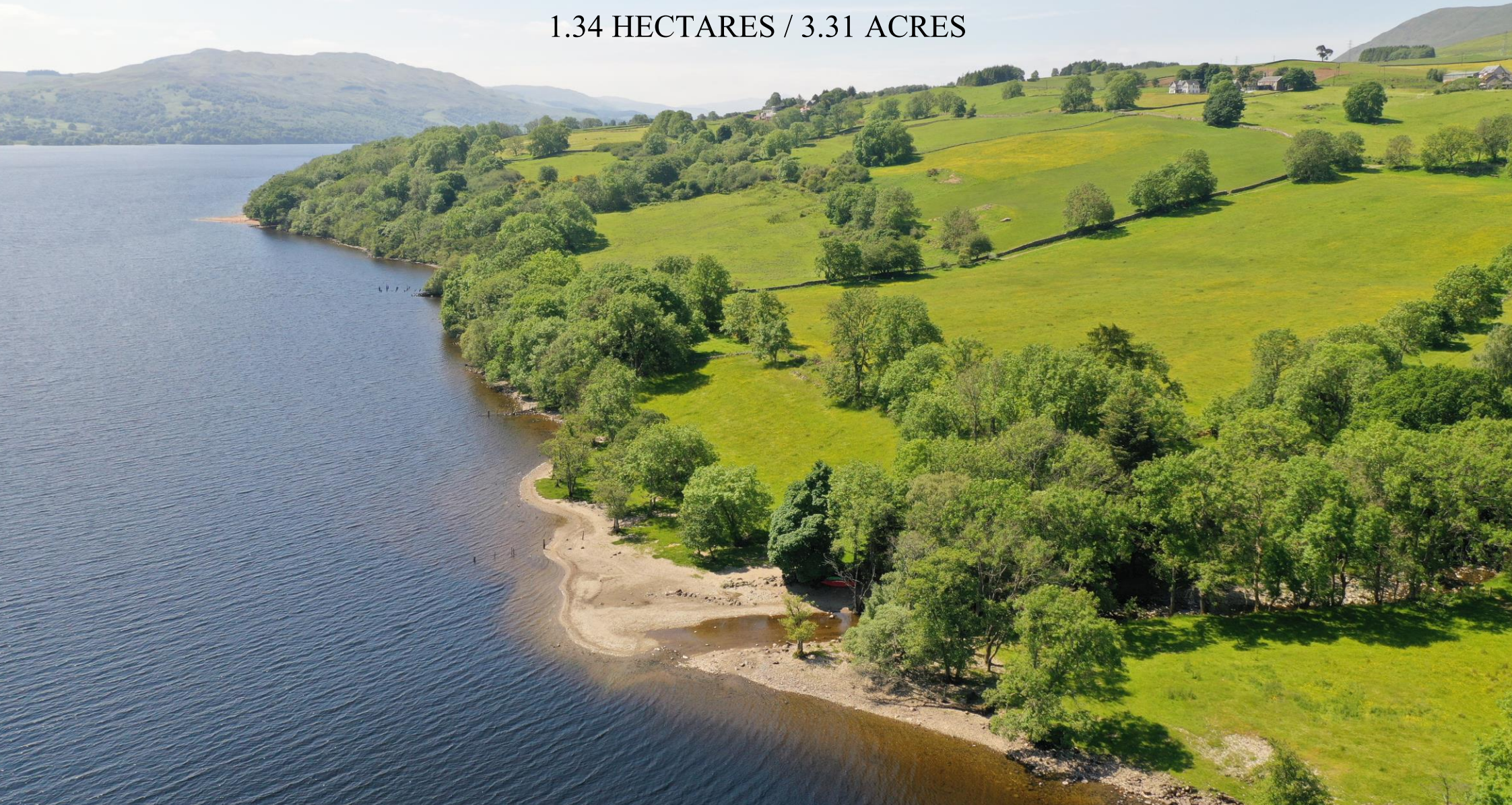


THE OLD VILLAGE OF LAWERS

LOCH TAY | PERTHSHIRE

1.34 HECTARES / 3.31 ACRES







The Old Village of Lawers

1.34 HECTARES / 3.31 ACRES

An ancient, ruined village, located in stunning Highland scenery on the shores of Loch Tay, with remarkable historical and romantic connections, including, reputedly, its own ghost!

- Loch Tay frontage
- Riparian trout fishing rights
- Area of historic interest with ruined buildings
- Private beach in area of natural beauty
- Semi-ancient native woodland
- Grass paddock with potential planning opportunity

FREEHOLD FOR SALE AS A WHOLE
Offers Over £125,000

SOLE SELLING AGENTS

GOLDCREST Land & Forestry Group

46 Charlotte Square, Edinburgh EH2 4HQ

0131 3786 122

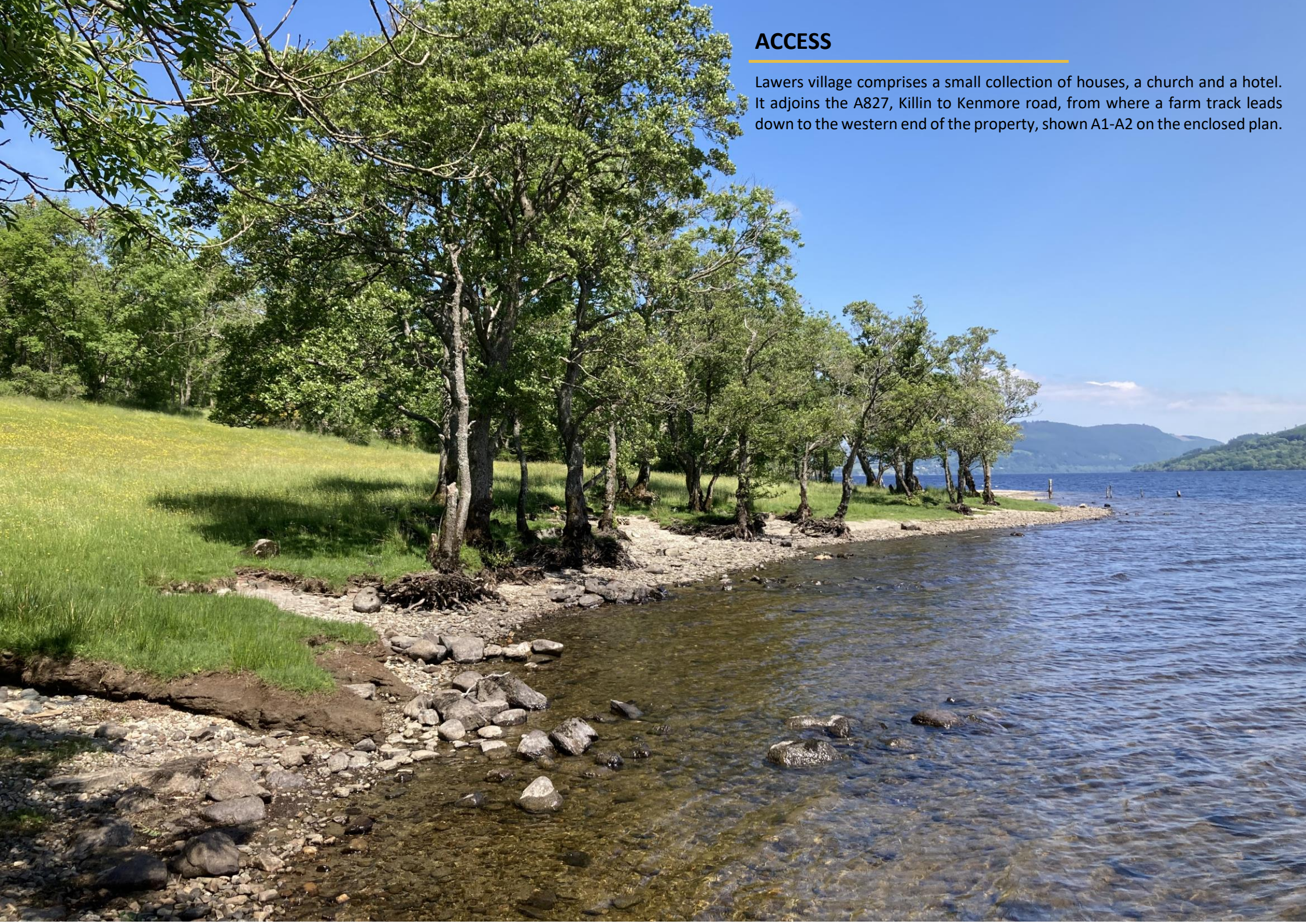
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Jon Lambert MRICS & Jock Galbraith MRICS

LOCATION

The Old Village of Lawers is located on the north shore of Loch Tay in the centre of Highland Perthshire. It is situated roughly equidistant between Killin, at the west end of the Loch, and Kenmore, at the east end. The area is diverse and beautiful, with mountains, moorland, farmland, lochs, rivers and woodland all on the doorstep. There is excellent walking nearby with 7 Munros including Ben Lawers (Scotland's 10th highest Munro and the highest mountain in the Central Highlands) immediately to the north of the property within the Ben Lawers National Nature Reserve. In Aberfeldy, is a newly refurbished cinema as well as the Aberfeldy Recreation Centre only 14 miles away. Pitlochry, also nearby, is a thriving town, with the Festival Theatre being one of its attractions. Pitlochry Railway Station has services to London in the south and Inverness in the north. Stalking and shooting are available nearby and water sports are available on Loch Tay, Loch Earn and Loch Tummel. There is a golf course at Aberfeldy and Killin. The property is shown on the location and sale plans within these particulars and can be found on OS Sheet 1:50,000 Number 51. The entrance to the property is at Grid Reference NN 677 396, the nearest postcode is PH15 2PA and What3words is detective.richest.beefed.





ACCESS

Lawers village comprises a small collection of houses, a church and a hotel. It adjoins the A827, Killin to Kenmore road, from where a farm track leads down to the western end of the property, shown A1-A2 on the enclosed plan.



DESCRIPTION

The Old Village of Lawers – 1.34 Hectares / 3.31 Acres

The site comprises the ancient ruins of the Old Village of Lawers and is bounded to the east by Loch Tay. To the south and west, it is bordered by grazing ground; to the north by the Lawers Burn.

There are ruins (Scheduled Ancient Monuments) at each end of the site and the open ground in between is the 'in-field' on which the villagers farmed.

The buildings at the western end of the site include the House of Lawers (the laird's house) with its annexed byre and stable, which is said to stand on the site of an earlier house razed to the ground by the Marquis of Montrose in 1645. The house is of particular interest, having been the home of the Lady of Lawers, its last occupant.

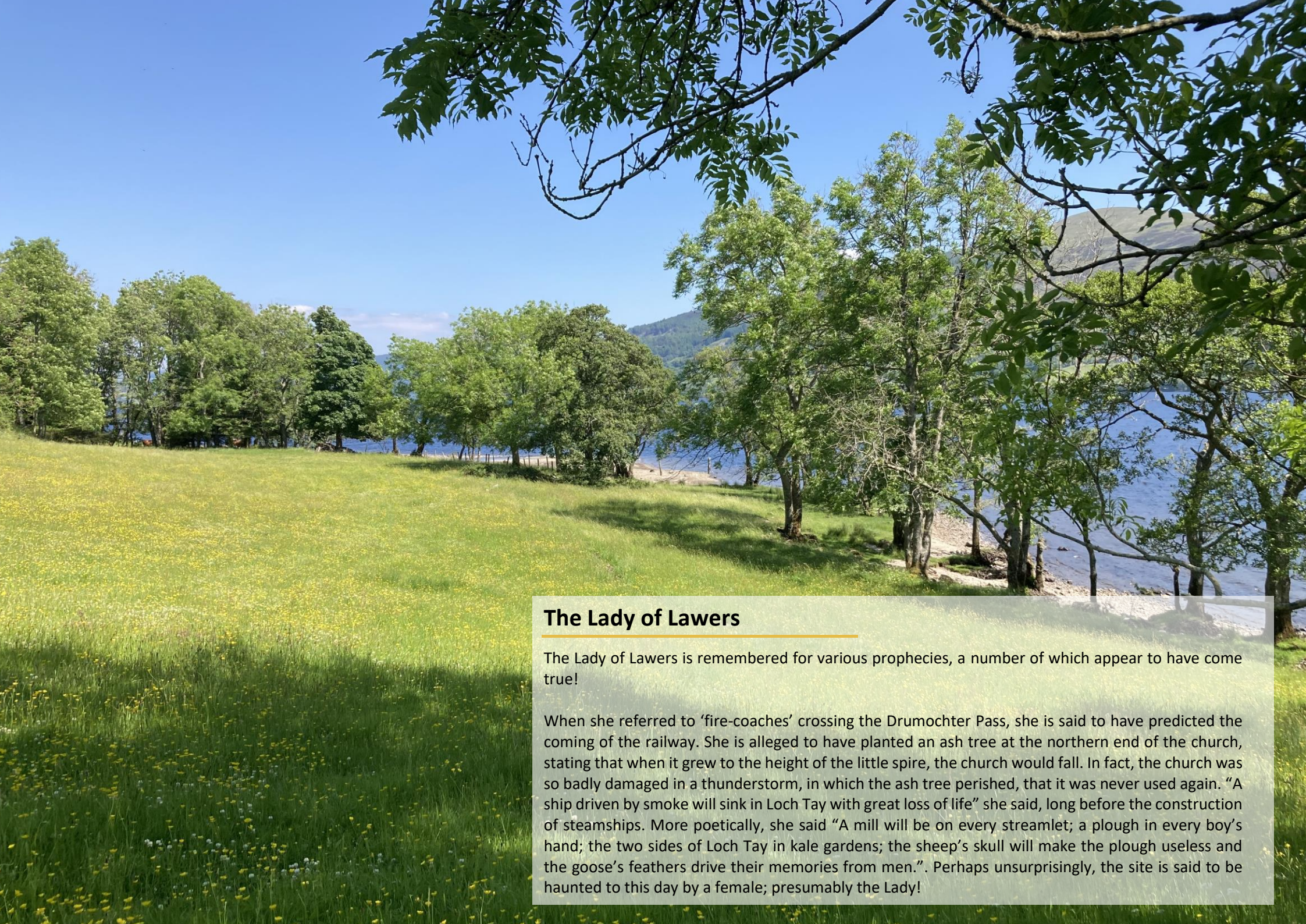
The open ground, between the two Scheduled Ancient Monuments, runs down to Loch Tay where the owners have the right to launch a boat and can enjoy fishing for trout. This is a superb site for picknicking or camping with its wonderful views across the Loch to the south. In the western part of the property is Lawers Kirk (c.1669), which lies adjacent to an earlier structure.

The buildings at the eastern end include a mill and a kiln. The assembly of buildings here is powerfully evocative of an early modern settlement on the banks of the Loch and the edge of the stream, which powered the mill.

HISTORICAL NOTE

The 1841 Census suggests that there may have been 17 people living by the Loch in the "Old Village". By 1891, there were only 7 people, all of whom lived in the Pier Master's house. This house, which is probably out with the area being sold, was finally abandoned in 1926.





The Lady of Lawers

The Lady of Lawers is remembered for various prophecies, a number of which appear to have come true!

When she referred to 'fire-coaches' crossing the Drumochter Pass, she is said to have predicted the coming of the railway. She is alleged to have planted an ash tree at the northern end of the church, stating that when it grew to the height of the little spire, the church would fall. In fact, the church was so badly damaged in a thunderstorm, in which the ash tree perished, that it was never used again. "A ship driven by smoke will sink in Loch Tay with great loss of life" she said, long before the construction of steamships. More poetically, she said "A mill will be on every streamlet; a plough in every boy's hand; the two sides of Loch Tay in kale gardens; the sheep's skull will make the plough useless and the goose's feathers drive their memories from men.". Perhaps unsurprisingly, the site is said to be haunted to this day by a female; presumably the Lady!

An aerial photograph showing a large, dark blue lake in the foreground. The shoreline is lined with a dense row of green trees. Beyond the trees, there are rolling green fields with scattered trees and a few small buildings in the distance. In the background, there are more green hills and mountains under a clear sky.

FISHING

As a riparian owner, Brown trout and coarse fishing rights on Loch Tay are included in the sale, along with the right to launch a boat.

WAYLEAVES & THIRD-PARTY RIGHTS

The property will be sold with the benefit of, and subject to, all existing rights and burdens with the Titles.

MINERAL RIGHTS

Mineral rights are included except as reserved by Statute or in terms of the Titles.

DESIGNATIONS

There are Scheduled Ancient Monuments at the northern and southern ends of the site; a 'B' Listed Building at the southern end; and, parts of the site are designated as a Special Area of Conservation (SAC).

VIEWING

Viewing is by foot only and is possible at any time during daylight hours so long as potential purchasers are in possession of a set of these sale particulars. For your own personal safety please be aware of potential hazards within the property when viewing.

OFFERS

If you wish to make an offer or would like to be informed of a closing date for offers, it is important that you contact the Selling Agents to note your interest and to obtain the specific Anti-Money Laundering details that we require from a purchaser prior to accepting an offer.

Please also be aware that all offers must be submitted in Scottish legal form before they can be formally accepted.

SOLE SELLING AGENTS

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FINANCIAL GUARANTEE/ANTI MONEY LAUNDERING

All offers, whether cash or subject to loan finance, must be accompanied by a financial reference from a bank/funding source that is acceptable to the Selling Agents and to comply with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the payer) Regulations 2017.

For further information, please contact GOLDCREST Land & Forestry Group.

THE OLD VILLAGE OF LAWERS, LOCH TAY, PERTHSHIRE



Sole Selling Agents
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LAND & FORESTRY GROUP
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0131 378 6122
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Key	
	Farm / woodland road
	Area - 1.34 hectares

Approximate Distances	
Kenmore	8 miles
Killin	9 miles
Aberfeldy	14 miles
Glasgow Airport	70 miles
Edinburgh Airport	75 miles

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