



**8 HOUSE PLOTS, JAMESFIELD FARM STEADING,
NEWBURGH, CUPAR, KY14 6EW**

Jamesfield Farm Steading, Newburgh, Cupar, Perthshire, KY14 6EW

A903 0.7m, Abernethy 2m, Newburgh 3m, M90 J9 6m, Perth 10m, Cupar 13m, Dundee 21.5m, St Andrews 23m, Stirling 40m, Edinburgh 44m

Residential development opportunity – 1.61 acres field.
An excellent opportunity has arisen to purchase 8 house plots,
(subject to planning).

With lovely views over countryside to the South, views of
the River Tay to the North and the River Earn to the West.

A quiet unclassified public road is only 220 yards away. Mains
electricity adjacent. Private water and private sewage treatment.

For sale as 8 serviced plots £50,000 - £110,000 individually or
as a whole £700,000. Scope to purchase a few acres of good
arable land with each plot @ £7,000/acre.

Up to 50 acres can be sold with the plots with scope for prospective
Purchasers to get together to build an outdoor/indoor arena and have
Hacking trails etc.



Views to the South over the land which might also be for sale



Famous Round tower in Abernethy

McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,
Fife KY12 7PD 01383 722454
9 Charlotte Street, Perth, 01738 634669, 29 York Place, Edinburgh EH1 3HP







SITUATION

Jamesfield Farm Steading enjoys a rural setting and is situated a few hundred yards from the intersection of the River Earn and River Tay. The site is located within walking distance of Jamesfield restaurant and garden centre (0.6m) via a quiet, unclassified public road. There are also offices/nursery units available to rent in the restaurant building. It is also very near the beautiful conservation village of Abernethy, with its famous historic round tower at the centre, is only 2 miles away with pub & shops. The village of Newburgh is only 3 miles away.

Unique opportunity to purchase a house plot and a paddock, for a couple of horses, with hacking around Jamesfield Farm.

For the more adventurous, there are excellent walking and cycling routes through the nearby Abernethy forest, abseiling, kayaking and the admirable fishing opportunities on the River Tay and the River Earn are just a cast away.

There are also excellent local shops and restaurants in nearby villages, with larger supermarkets, leisure centres and excellent facilities in Perth (10 miles), Cupar (13 miles) and Dundee (21.5m).

There is a mainline railway station in Perth with a service every 15/20 minutes to Edinburgh and every hour to Dundee.

Abernethy Primary School with its new extension is 1.5 miles away and secondary schools are located in nearby Perth.

DESCRIPTION

Approximately 1.61 acres of exciting development opportunity (subject to planning) to accommodate 8 newbuild detached dwellings in a courtyard layout, with fantastic views over the River Tay and River Earn.

The indicative layouts in these particulars show a 6 bedroom property, but these could be altered to suit individual needs. You can purchase a plot and a paddock and have a house designed for you.

At present there is a derelict farm steading which would need to be demolished for the erection of the 8 proposed dwellings (subject to planning), but there was outline planning consent, on the site before in 2007, for the erection of 8 dwellings.

PLANNING CONSENT

The outline planning consent was secured previously in 2007 on **REF 07/00846/OUT** (for 8 dwellings).

A recent pre-planning application meeting has taken place with Mr Williamson, a Planning Officer for Perth & Kinross Council Planning Department and the layout of 8 new build detached plots, appears to be acceptable. The sellers' architect has lodged a planning application to the Council.

OWNERS

Ian & Roy Miller



VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

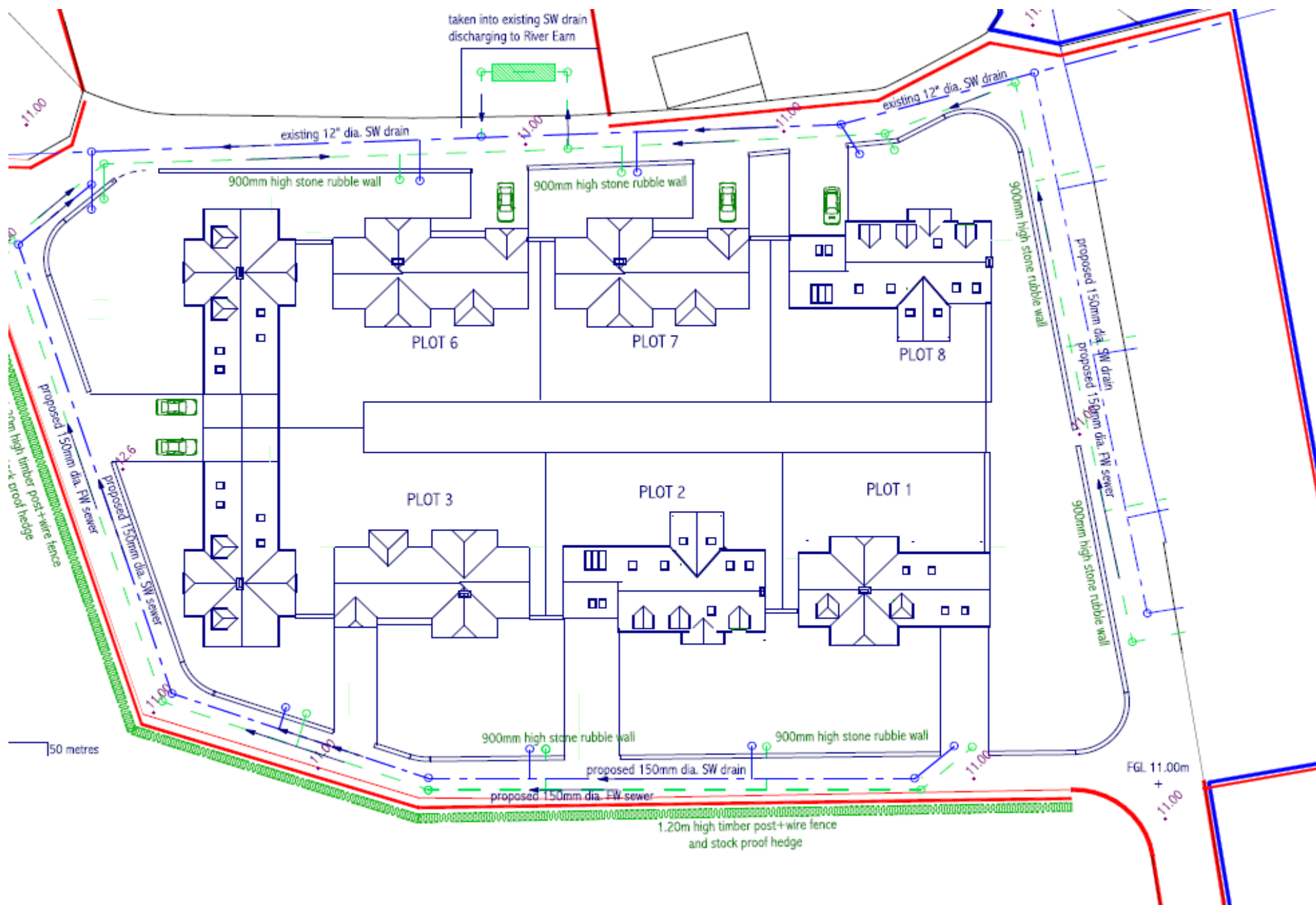
PROPERTY MISDESCRIPTION

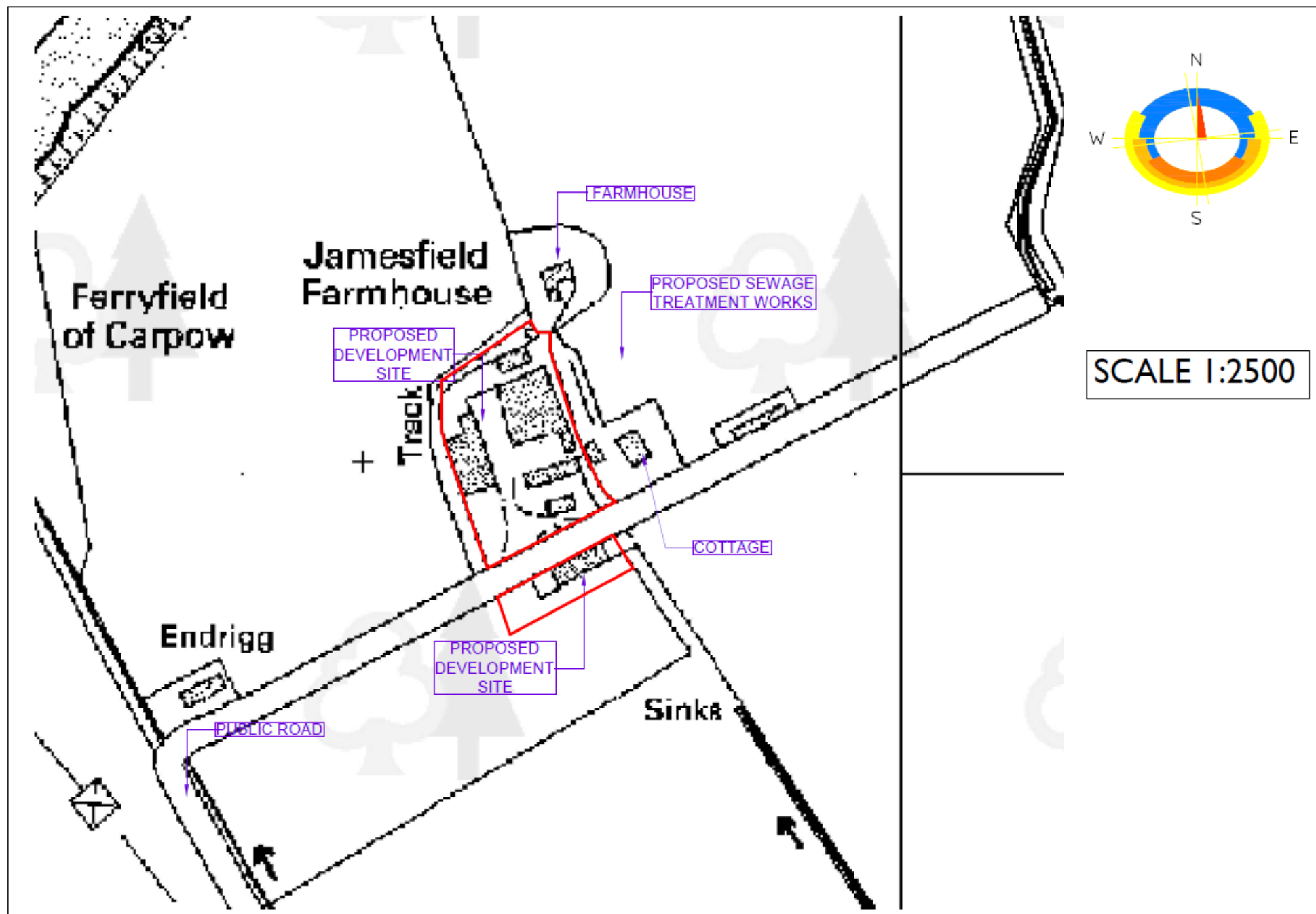
These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

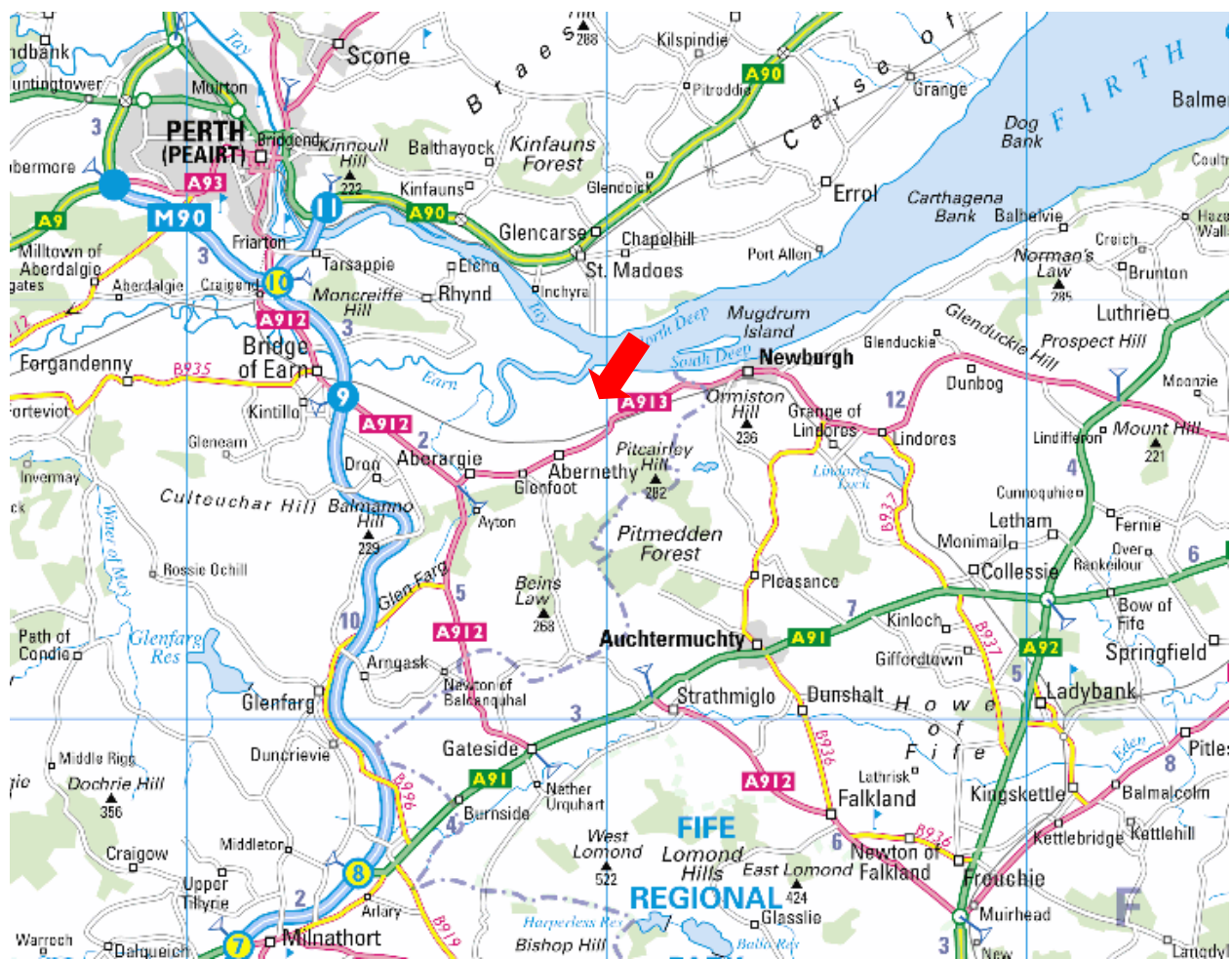
OFFERS

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



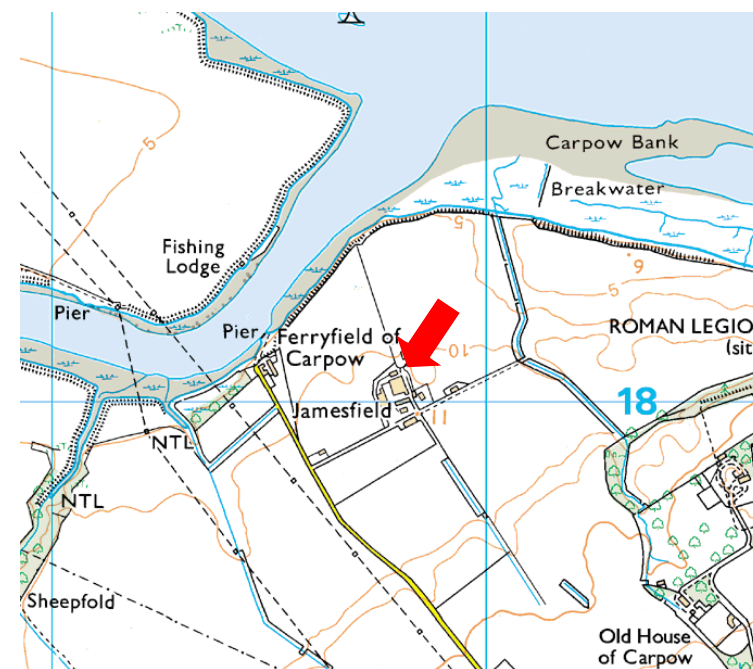






LOCATION PLANS

Plans produced by permission of ordnance survey
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DIRECTIONS

From Edinburgh, cross the Forth Road Bridge, take the M90 signposted Aberdeen, Dundee, and Perth. Leave the M90 at junction 9. Turn right onto the A912 signposted Newburgh, Cupar. At roundabout take the 1st exit onto the A913. Proceed through Abernethy and after a mile you reach traffic lights due to a narrow railway bridge. After these lights turn almost immediately first left. Proceed past the farm restaurant and nursery down the hill and turn first right off the quiet public road onto a tarmac farm road. Proceed past the farm house (where one of the owners lives) the farm steading is yards further along the farm road. From Dundee, cross the Tay Bridge. At the Tay Bridge roundabout take the 2nd exit onto the A92 signposted Edinburgh, Kirkcaldy. At the Forgan roundabout take the 2nd exit onto the A92 signposted Edinburgh. Turn right onto the A913. Turn right, then turn right. Arrive at Jamesfield Farm.