

Residential development site plots at Flawcraig Farm, Rait, Perthshire, PH2 7RY



Residential development site plots at Flawcraig Farm, Rait, Perthshire

A90 Inchmichael Junction 1 mile, Glencarse 2 miles, Perth 7 miles, Dundee 11 miles
Stirling 45 miles, Edinburgh 52 miles, Glasgow 70 miles

Residential development opportunity of 3.1 acres with full planning permission for 11 house plots. See Perth & Kinross Council planning ref: 14/01525/FLL

The site benefits from a south facing, sheltered and quiet location, close to the idyllic villages of Kinnaird (Inchtture) and Rait. Whilst being a tranquil rural setting the site is still very much within easy commuting distance of Perth and Dundee. With an elevated position allowing views down the Carse of Gowrie and over the River Tay to the Lomond Hills in Fife. There have also been a number of other very successful developments carried out nearby, including ones at Charleston and Abernyte.

Fixed Price £550,000 as a whole for a developer to service and build out




McCrae & McCrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers

 RICS

Example of a Log House which may secure planning consent within the open countryside setting

These are photographs of a Latvian log house which has been imported and built at Eastfield farm. This is two log houses. They were made in Latvia and shipped to Britain on lorries and reassembled in a week. The land for sale is zoned in the local plan as open countryside and as such would likely secure planning consent for a managers house which could be occupied on a full time basis but normally you would need to apply for three other log houses as well or maybe two log houses and some pods. It has to be a business and the planners would normally put a condition on the auxiliary house that they can't be occupied by one family for more than 4 months in the year.



Services

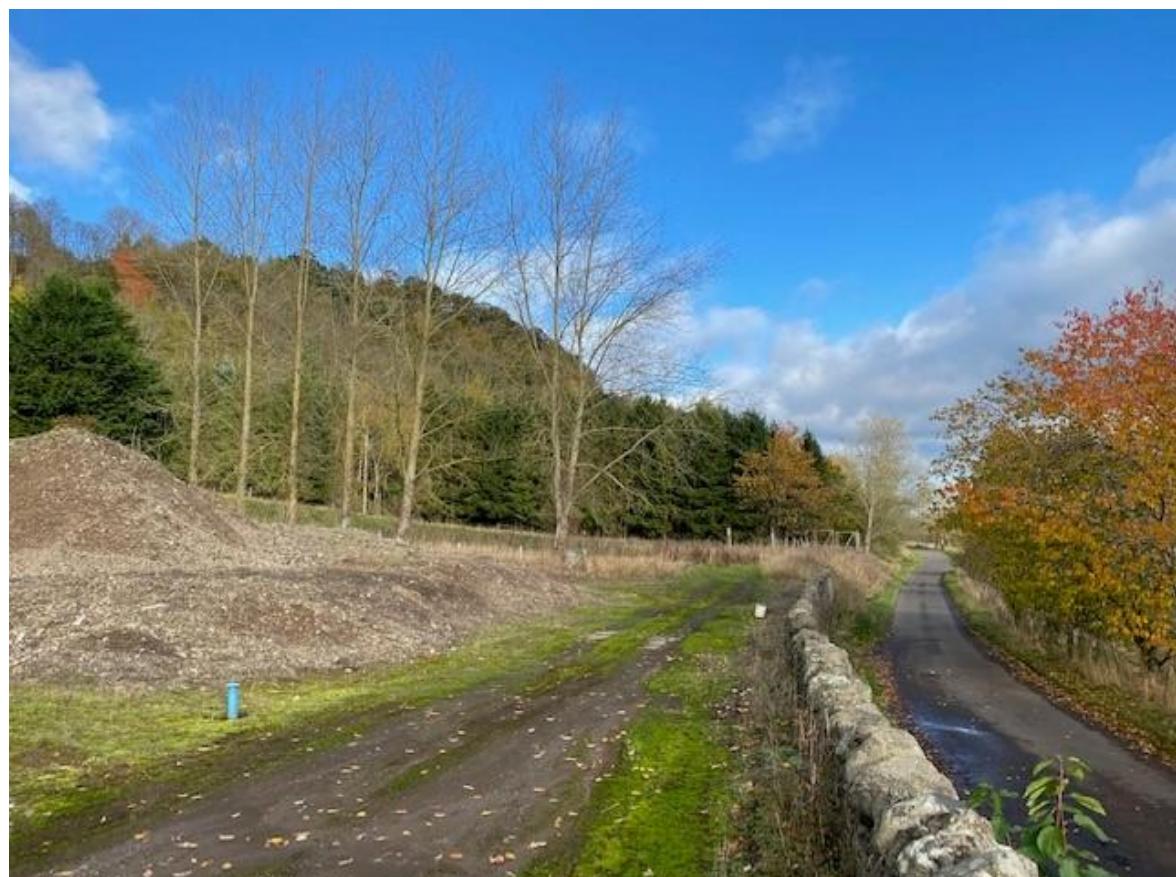
There is mains water and electricity. A private sewage treatment plant needs built. McGregor McMahon Consulting Engineers have done porosity tests and designed a plant.

Plans

Details of three house designs and room sizes can be given on request.

Contamination

A contamination survey has been carried out by McGregor McMahon Consulting Engineers following oil leakage from a garage. The cost of treating this is being investigated.



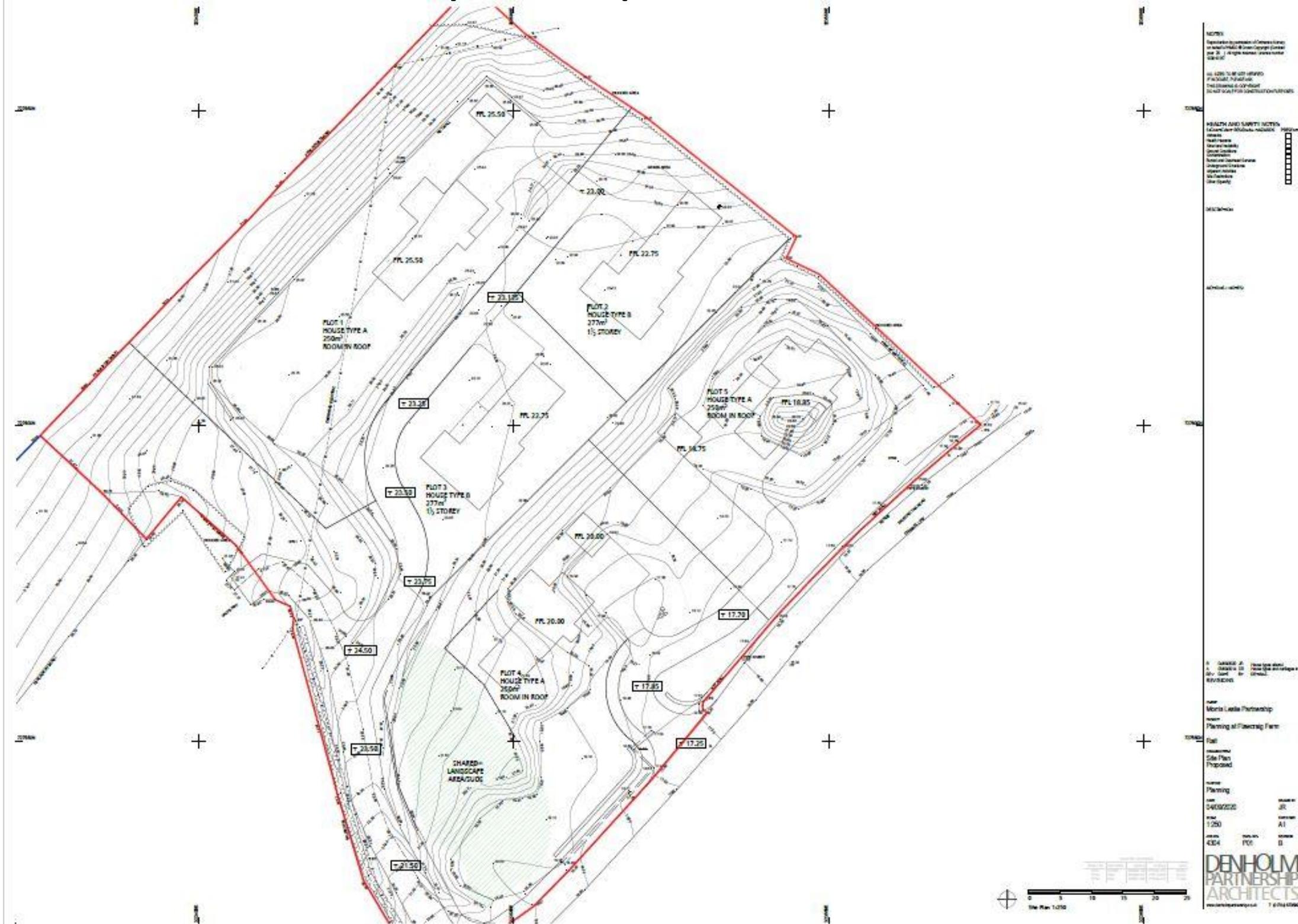




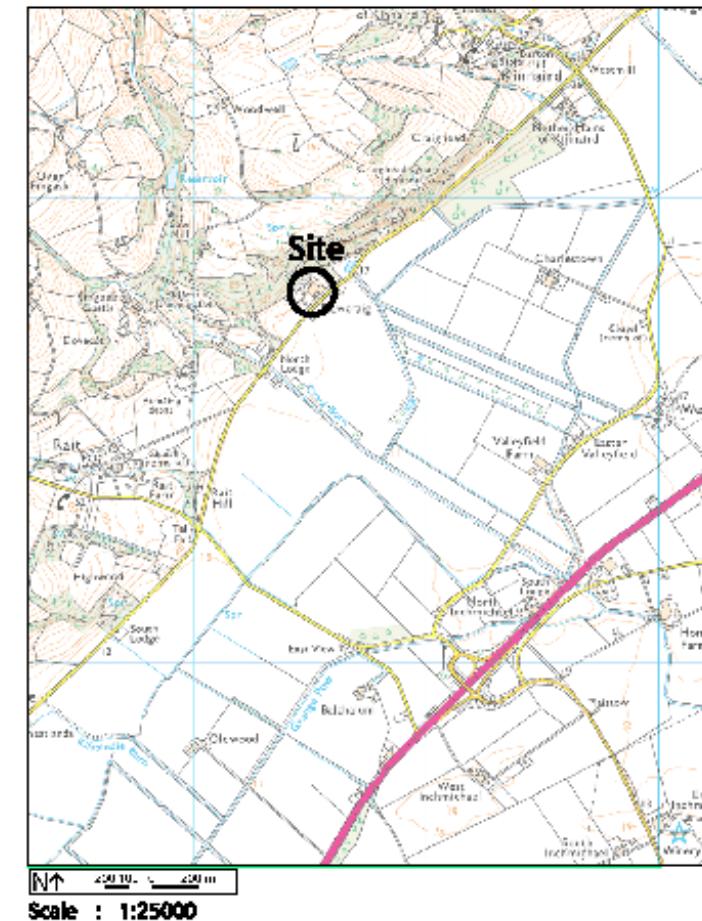
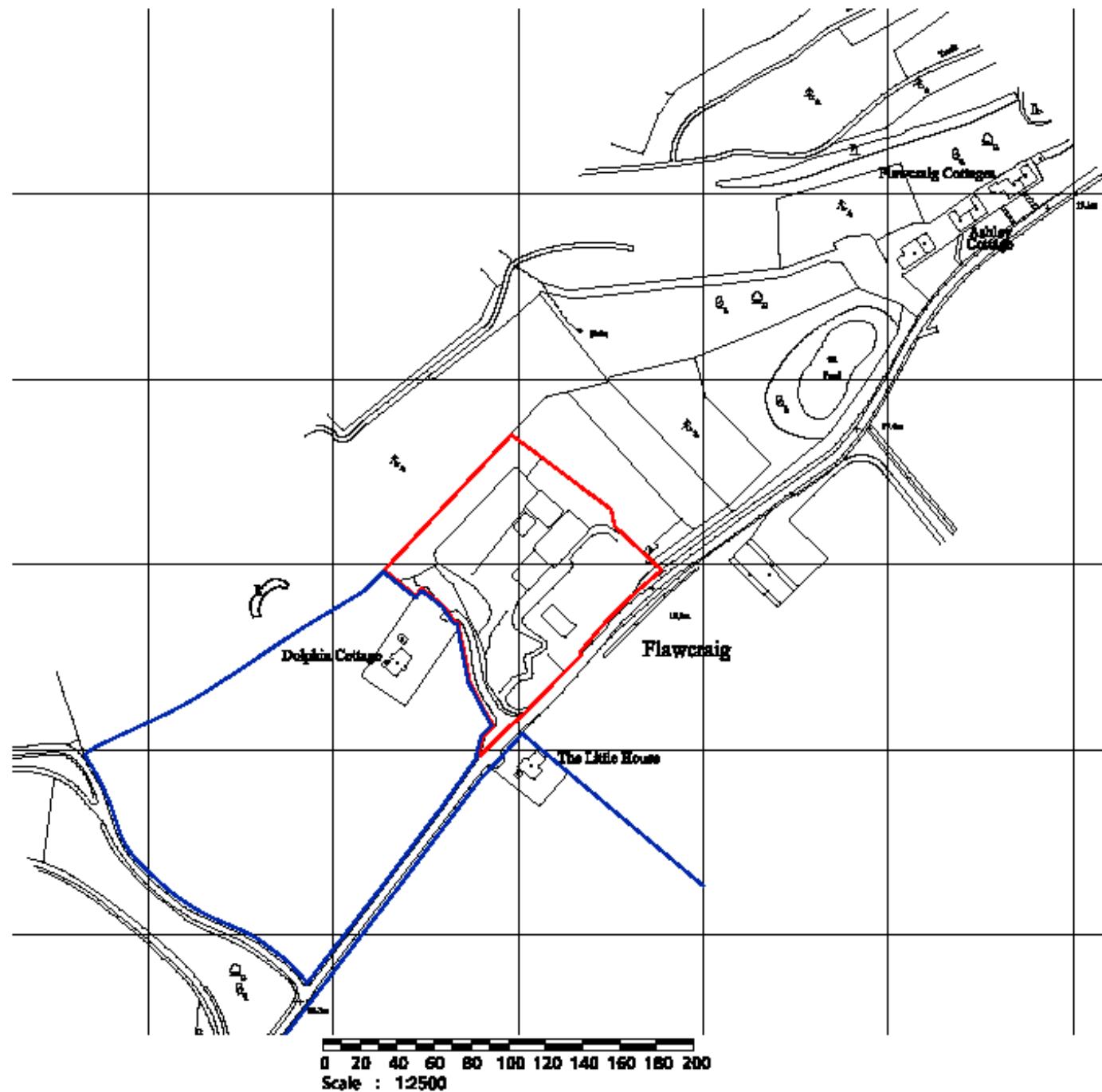
Proposed site plan for 11 houses



Proposed site plan for 5 houses



Location plan



THIS IS THE PLAN REFERRED TO IN THE
FOREGOING APPLICATION TO
PERTH & KINROSS COUNCIL
FOR PLANNING PERMISSION
SIGNED ... Denholm Partnership Architects
DATED ... 29 August 2014

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HEALTH AND SAFETY NOTES
SHELFORD RESIDUAL HAZARD PRECAUTION DESCRIPTION
Actions
Health Hazards
Standard Industry
General Guidance
Control Measures
Health and Overhead Services
Underground Structures
Adjacent Activities
Site Conditions
Other Hazards

ACTIONS / NOTES

REVISIONS
REV DATE BY REASON

CUST
Monte Leslie Partnership
PROJECT
Planning at Flawcraig Farm
Relt
PURPOSE
Planning
DRAWN BY
BG
DATE
28/08/14
JOB NO.
4304
DRAWN NO.
P06
REVISION

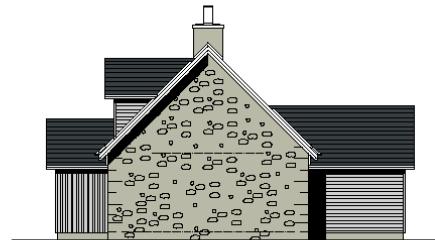
DRAWING TITLE
Location Plans

SCALE
1:2500 & 1:25,000
PAPER SIZE
A3
DRAWN BY
BG
DATE
28/08/14
JOB NO.
4304
DRAWN NO.
P06
REVISION

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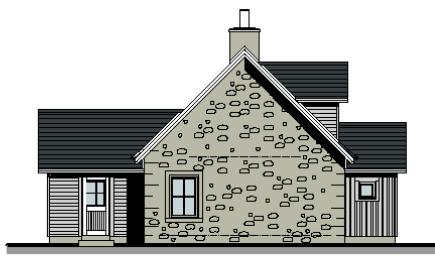
Rear Elevation
1.100



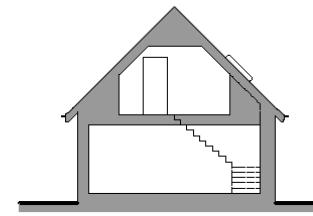
Gable Elevation 1.100



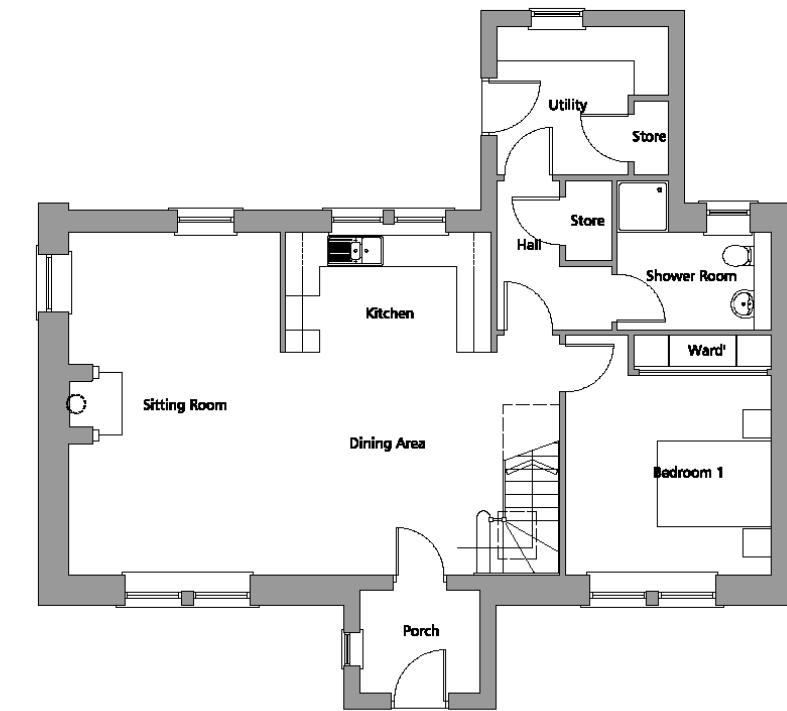
Front Elevation



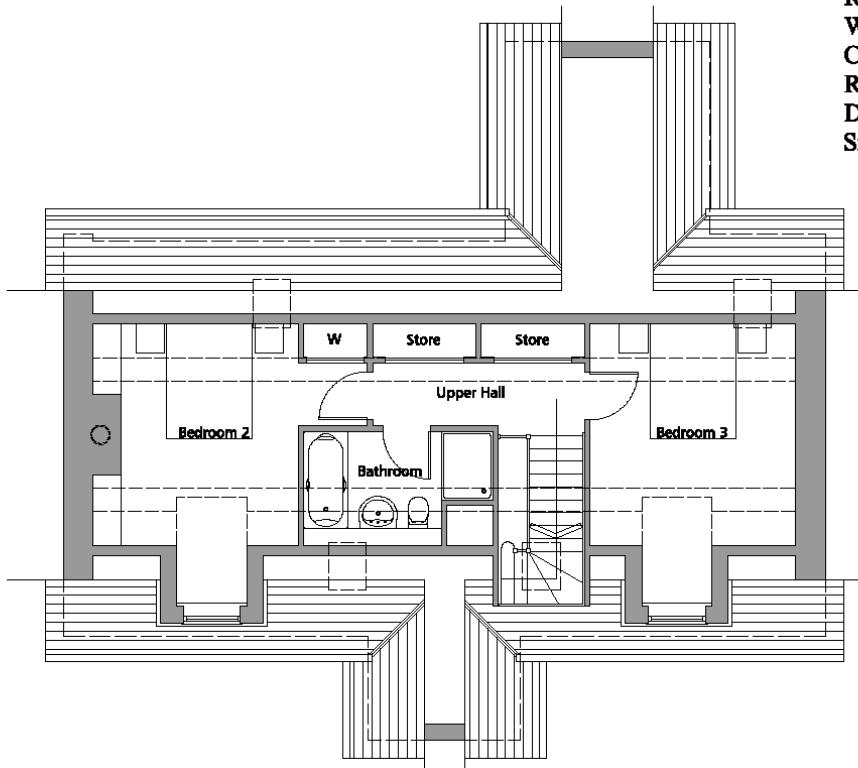
Gable Elevation



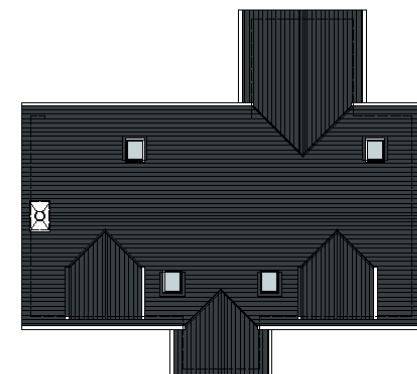
Cross Section 1.100



GROUND FLOOR PLAN



FIRST FLOOR PLAN 1.50



ROOF PLAN 1:100



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DATED 29 August 2014

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HEALTH AND SAFETY SIGNIFICANT RESIDUAL HAZARDS

651985 / 651986

REVISIONS

CLIENT
Morris Leslie Partnership

CHAMBERS TITLE
House Proposals

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Front Elevation
1.100



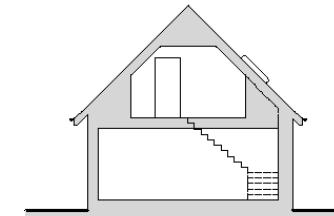
Gable Elevation
1.100



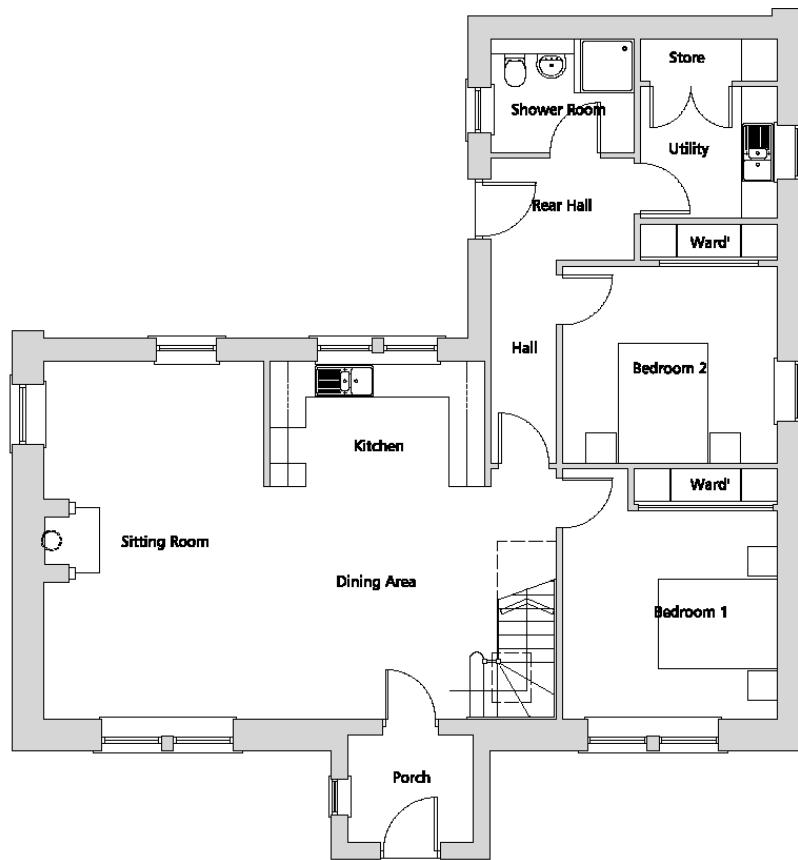
Rear Elevation
1.100



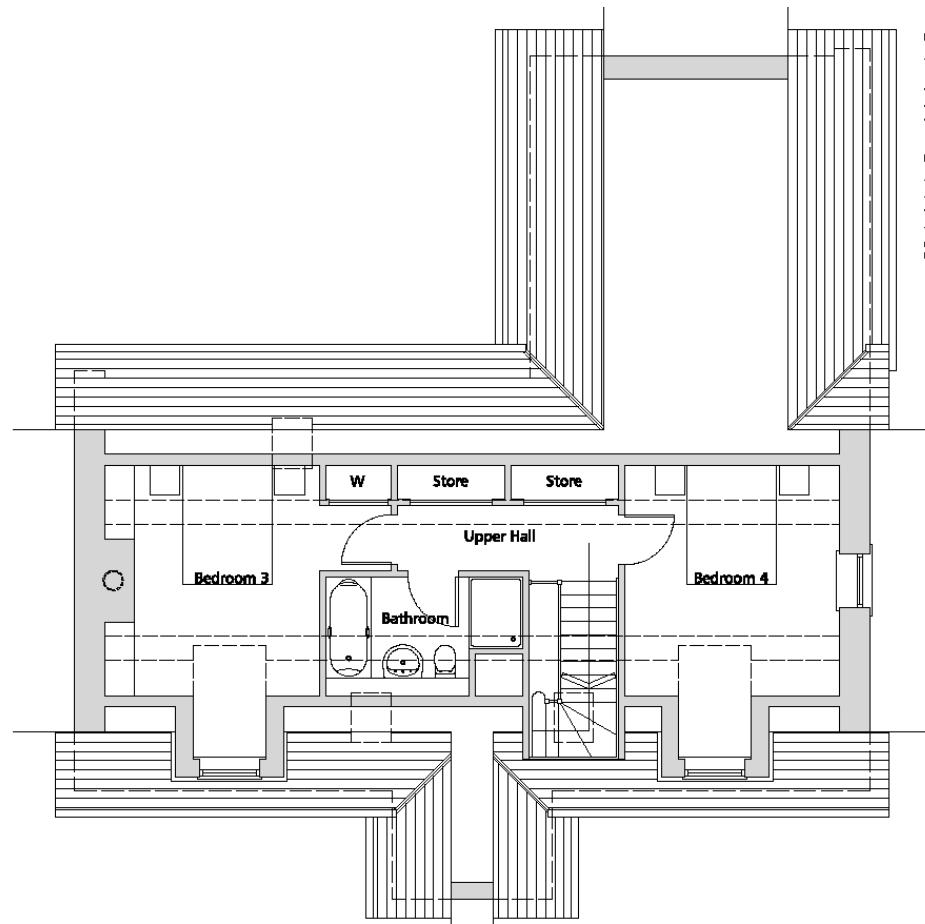
Gable Elevation
1.100



Cross Section
1.100



GROUND FLOOR PLAN
1.50



FIRST FLOOR PLAN
1.50

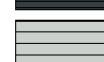
Materials Key



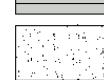
Stone



Slate



Horizontal Shiplap
Timber Cladding



Wet Dash Roughcast



Scale : 1:50



Scale : 1:100

GROUND FLOOR AREA = 89 sq m.

FIRST FLOOR AREA = 51.2 sq m.

TOTAL FLOOR AREA = 140.2 sq m.

Schedule of Finishes:

Walls - Random Rubble Natural Stone.
Coloured Horizontal Shiplap Timber Boarding
White Wet Dash Roughcast.
Roof - Natural Slate Finish..
Windows & Doors - High Performance Double Glazed Casement Timber Windows and Doors.
Rainwater Goods - Coloured Aluminium Gutters and Downpipes.
Site Boundaries - As Existing.



ROOF PLAN
1.100

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DATED 28 August 2014

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HEALTH AND SAFETY NOTES:
SICKLETON RESIDUAL HAZARDS
Asbestos
Health Hazards
Structural Instability
Construction
Contaminants
Soil and Groundwater
Underground Services
Adjacent Activities
Site Remediation
Cave (Gassy)

PRESENT

DESCRIPTION

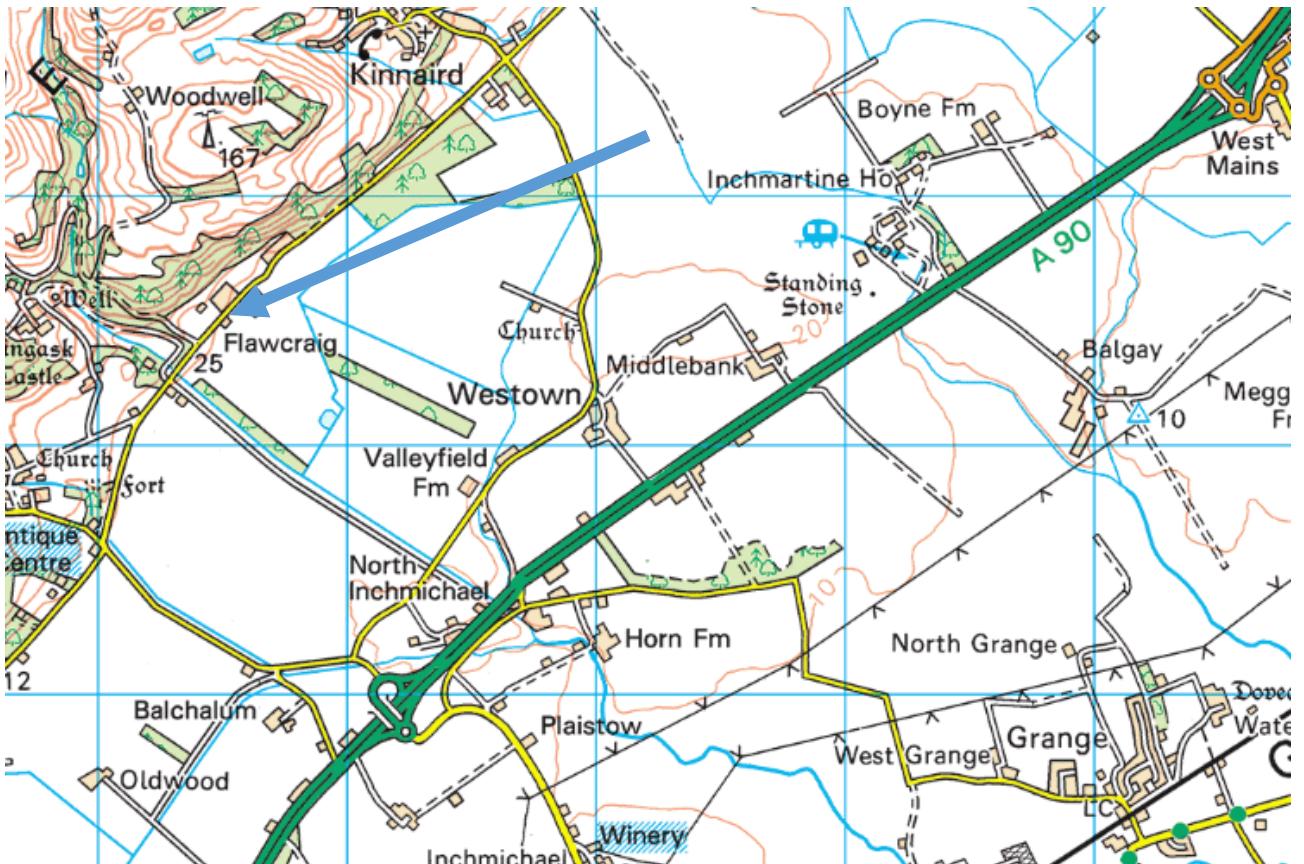
ACTIONS / NOTES:

REVISIONS
REF. DATE BY STATUS
A 21/08/14 BY HOUSE TYPE REP. CONNECTED

CASE
Morris Leslie Partnership
Project
Planning at Flawraig Farm
Ref.
Planning
REF. BY DATE
BG 21/08/14
JO. NO. 4304
DRAWN BY
P04
DRAWS NO.
P04
REVISION
A1

DRAWN BY THE
Houses Proposals
Type C (4 Bedroom)
REVISION
A1
REF. NO.
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Directions:

From the west: Exit the A90 at Inchmichael junction (signposted for Errol). Turn left and as you go round the exit road, take the first turn to the left onto a minor public road and travel along this road for around three quarters of a mile. At the crossroads turn right and Flawcraig is situated around half a mile along this road on the left (the top side of the road).

From the East: Exit the A90 at Inchmichael junction (signposted for Errol). Go over the dual carriageway and turn first left onto a minor public road and continue as per the description on the left.

Viewing and registering an interest

Viewers can inspect the property without appointment but they view at their own risk. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

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 measures 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.



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Claymore Homes Ltd
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Birchwood Grange
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01506 885588
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FINANCIAL ADVISORS

McCrae and McCrae can help you set up a self-build mortgage: (a) if you intend to live in the house; (b) if you intend to develop/sell it.

TIMBER FRAME MANUFACTURERS

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Scotframe Timber Engineering Limited
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