



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

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

FOUR REMAINING DETACHED NEW BUILD HOUSE PLOTS IN AN ATTRACTIVE RURAL SETTING WELL AWAY FROM ANY BUSY PUBLIC ROADS

Unique opportunity to purchase 8 individual detached rural serviced house plots to build a self-build house after the seller installs services as follows:

- Lot 1 Offers Over £135,000 Under Offer
- Lot 2 Offers Over £100,000
- Lot 3 Offers Over £100,000
- Lot 4 Offers Over £100,000
- Lot 5 Offers Over £118,000 Under Offer
- Lot 6 Offers Over £95,000
- Lot 7 Offers Over £95,000
- Lot 8 Offers Over £105,000

There are 3 house types suggested (see plans 365, 312 + 182sqm)

Possibility to purchase extra land with each plot to the west of plots 1 to 3 and to the north of plots 4 & 5.

The two buildings on the site will be removed by the sellers.

The sellers will upgrade the access road with additional tarmacadam passing places and a new road around the perimeter of the new plots. The sellers will service the new plots with mains electric private water and private sewage treatment plant.




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

McCrae & McCrae Chartered Surveyors, 12 Abbey Park Place,
Dunfermline, Fife, KY12 7PD 01383 722454





Views to the North



The site from the South before the buildings were demolished



Looking North (The sheds will be removed)



Views to the South



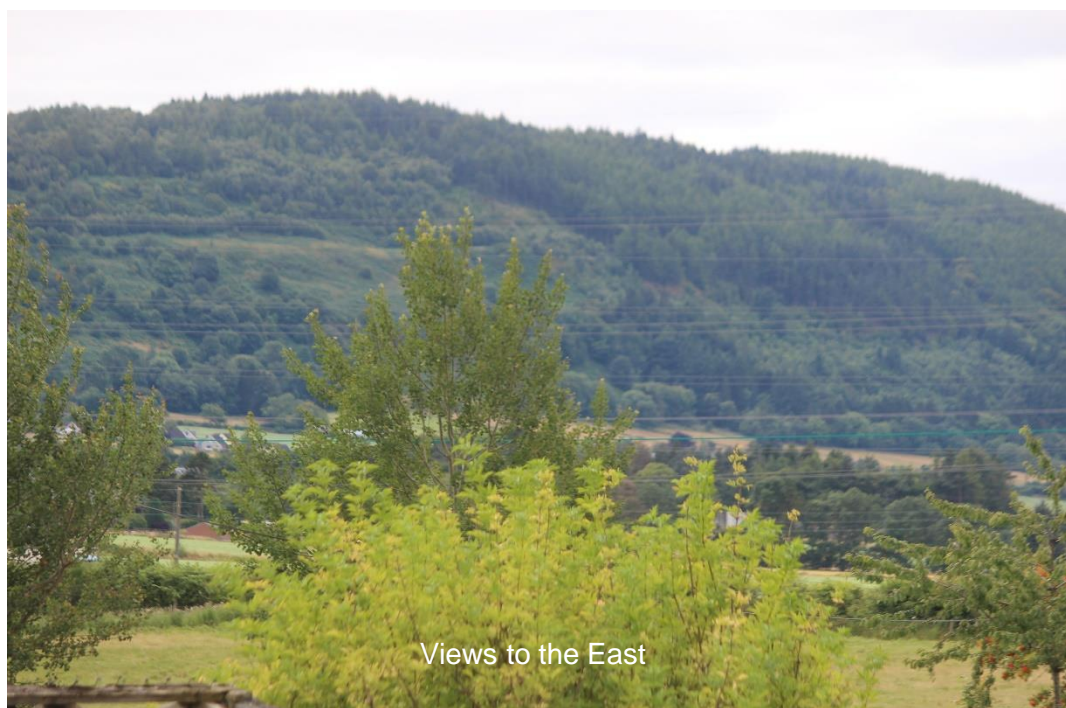
Looking Eastward along the North of the site



Views of the River Earn from the Ferry



Views to the South East



Views to the East



Views to the South West

SITUATION

Jamesfield Farm Steading enjoys a rural setting and is situated a few hundred yards south of 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 only 2 miles away from the beautiful conservation village of Abernethy, with its famous historic round tower at the centre. 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. There is a right of way through fields up to Abernethy and walks up the River Earn to Bridge of Earn. There are 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.

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

OWNERS

Ian & Roy Miller

ARCHITECT

WJ Beatson 01738 633659.



PLANNING

Ref 16/02074/FLL (for 8 dwellings) from Perth & Kinross Council. (Mr Andy Baxter 01738 475000). The section 75 legal agreement has been signed requiring the sellers to pay low cost hosing payments road contributions and education contributions.

DESCRIPTION

Approximately 2.57 acres (1.04 ha) in a courtyard layout, with fantastic views over open countryside with the River Tay and River Earn nearby. The layouts in these particulars show three house types. Two are 4 bedroom houses on two floors and one is a 3 bedroom bungalow with a garage (see house plans)

ADDITIONAL LAND POSSIBILITY

You can purchase a plot and possibly a paddock.

SELLERS COMMITMENTS

The sellers will be undertaking the following

- 1. Contamination survey
- 2. Installing a Sewage treatment plant and SUDS facilities
- 3. Installing mains electricity and private water supplies will be installed and a fire reserve tank, if required.
- 4. We have asked the architects to establish the size of tank needed to be installed by the purchasers in the loft.
- 5. The site will be cleared of the two derelict sheds. by the sellers and they will install tarred roads and layby's as required by the roads department requirements. They will also install a bin store next to the public road (near Ian Millers house).
- 6. Install the children's play area to the south of the house development site.

7. We are applying to Perth and Kinross Council for a number of non-material variations in the planning consent, as follows:

- A - The central courtyard will be subdivided into garden areas for each house
- B – Plant a hedge up the middle of the courtyard and subdivide the house plots with hedges rather than stone walls.

PURCHASER MAINTAINANCE OBLIGATIONS

A committee will be set up by the purchasers / future house owners to maintain the sewage treatment tank, the private water supply (electricity and motor, a new one was installed for the farm shop and restaurant for £2000) and recreational area into the future but the purchasers of the houses will be asked to cover these future maintenance charges.

ADDITIONAL PLANNING PROPOSAL

The owners intend on applying for two houses to the south of the site on the footprint of the 100' x 45' shed which would be demolished. If they do not secure planning consent within 1 year they will demolish said shed and install the recreational area.

COST OF SELF BUILD

McCrae & McCrae Ltd can provide a list of builders (likely cost £1400sqm) and can assist in providing finance. Building a house is an ideal way of avoiding the 10% stamp duty over £325,000.

LOTS

Lot 1 Offers Over £135,000 **Under Offer**
979.75 square metres
0.242 acres

Lot 2 Offers Over £100,000
35 x 25m, 958.13 square metres
0.236 acres

Lot 3 Offers Over £100,000
936.5 square metres
0.23 acres

Lot 4 Offers Over £100,000
733.38 square metres
0.18 acres

Lot 5 Offers Over £118,000 **Under Offer**
922.75 square metres
0.228 acres

Lot 6 Offers Over £95,000
770 square metres
0.19 acres

Lot 7 Offers Over £95,000
816.75 square metres
0.202 acres

Lot 8 Offers Over £118,000
1093.13 square metres
0.270 acres

EXCELLENT LOCAL WALKS AND HACKING

The road down to the River Earn Ferry, the track up the side of the Rivers Earn and Tay, the right of way through the fields to Abernethy and the quiet public road.

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711561814 (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

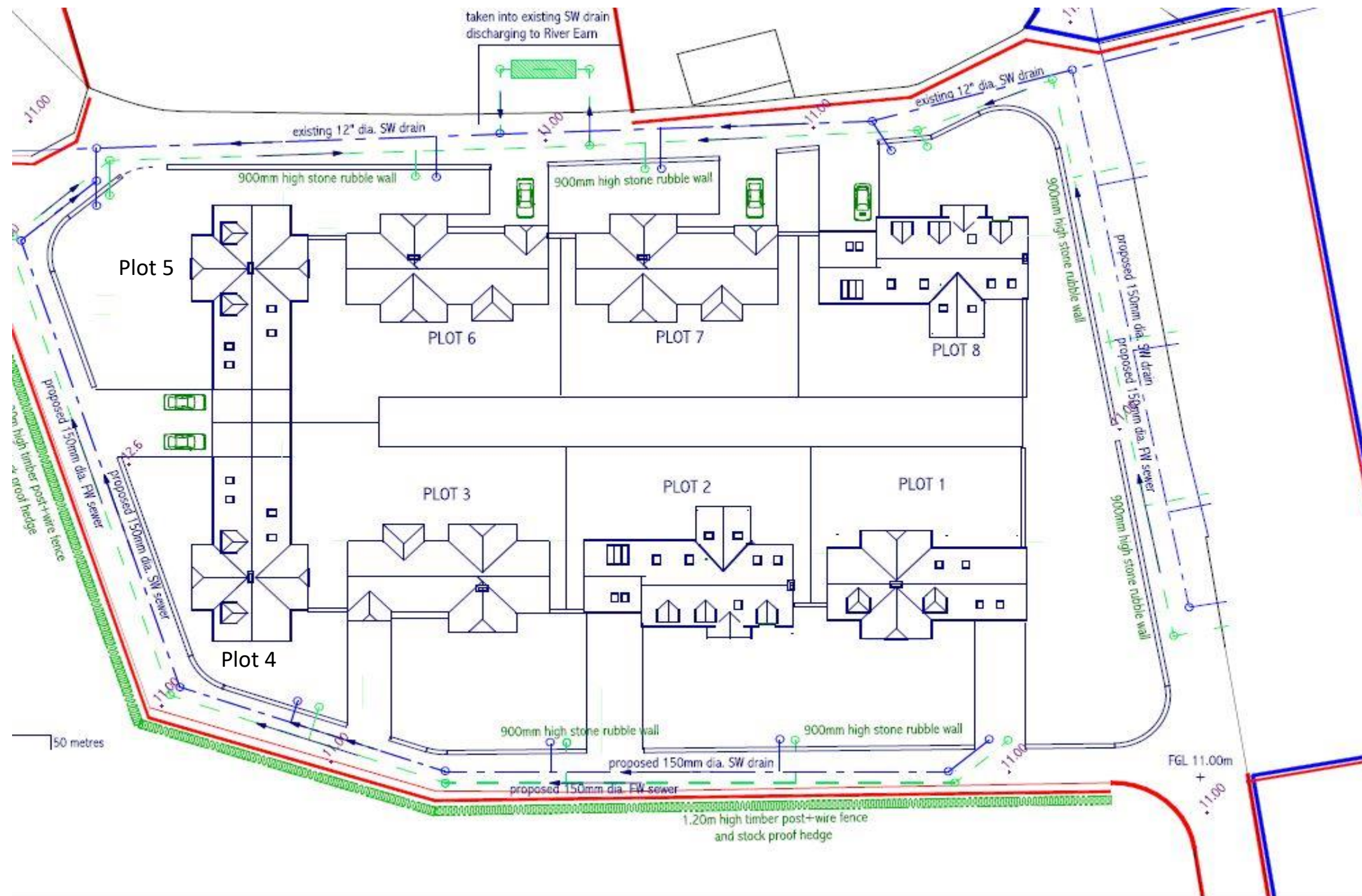
Offers must be submitted in Scottish legal terms to the selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

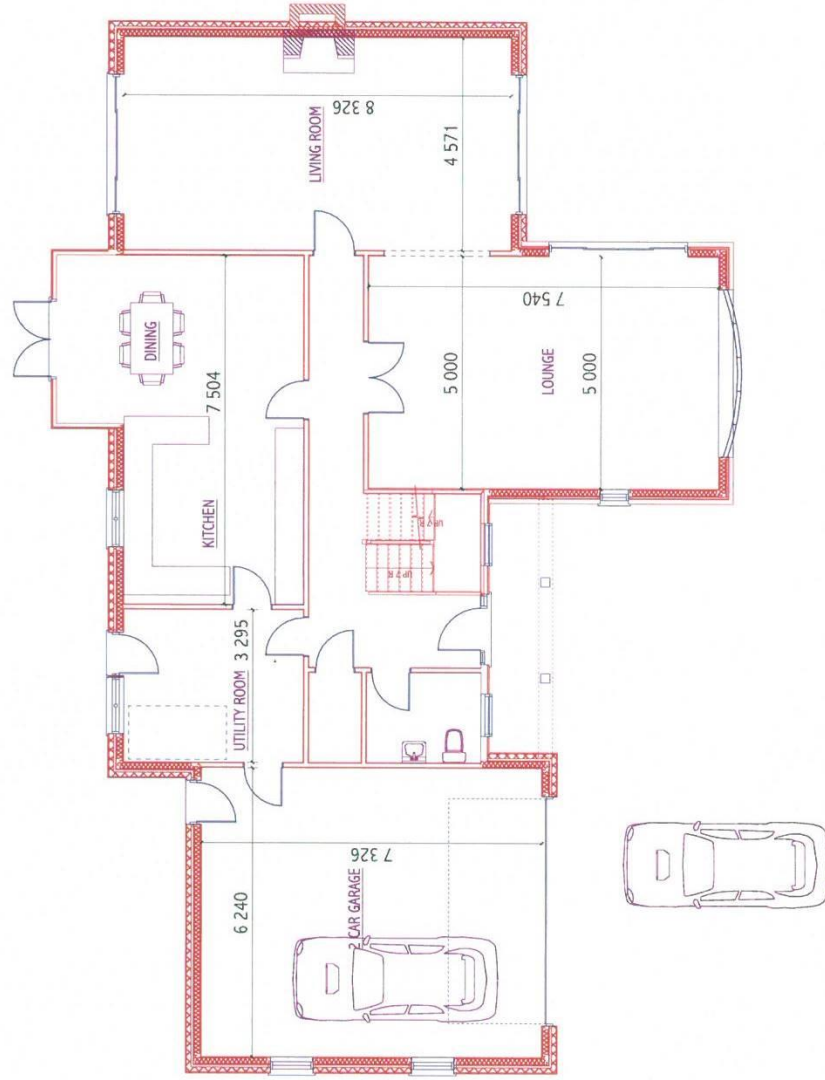
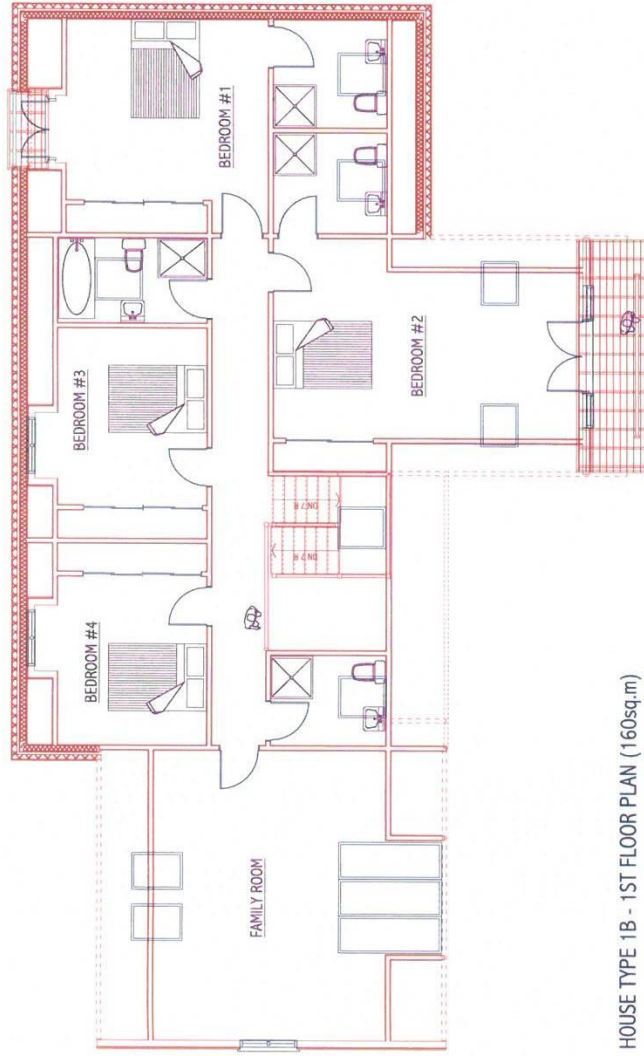


Views to the East



The now levelled steading from the North West



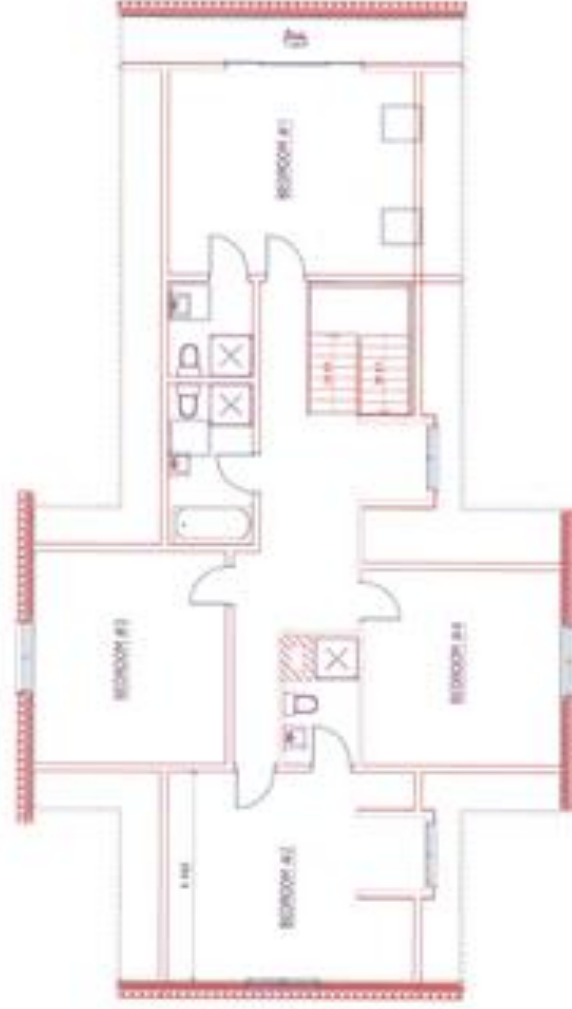


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JOB/DWG NO.	415/
SCALE	1/100
DATE	16/09/14

W J BEATSON - ARCHITECT
 2 ISLAND VIEW, DUNDEE ROAD, PETH PH2 7HS - Tel. 01738 633659

4 double bedroom – 2 with en-suite bathrooms. Bathroom and shower room. Further bedroom/family room. Kitchen with dining area Livingroom, separate dining room/further lounge. Utility room and downstairs cloakroom. Double garage.



HOUSE TYPE 2B - 1ST FLOOR PLAN (140sq.m)



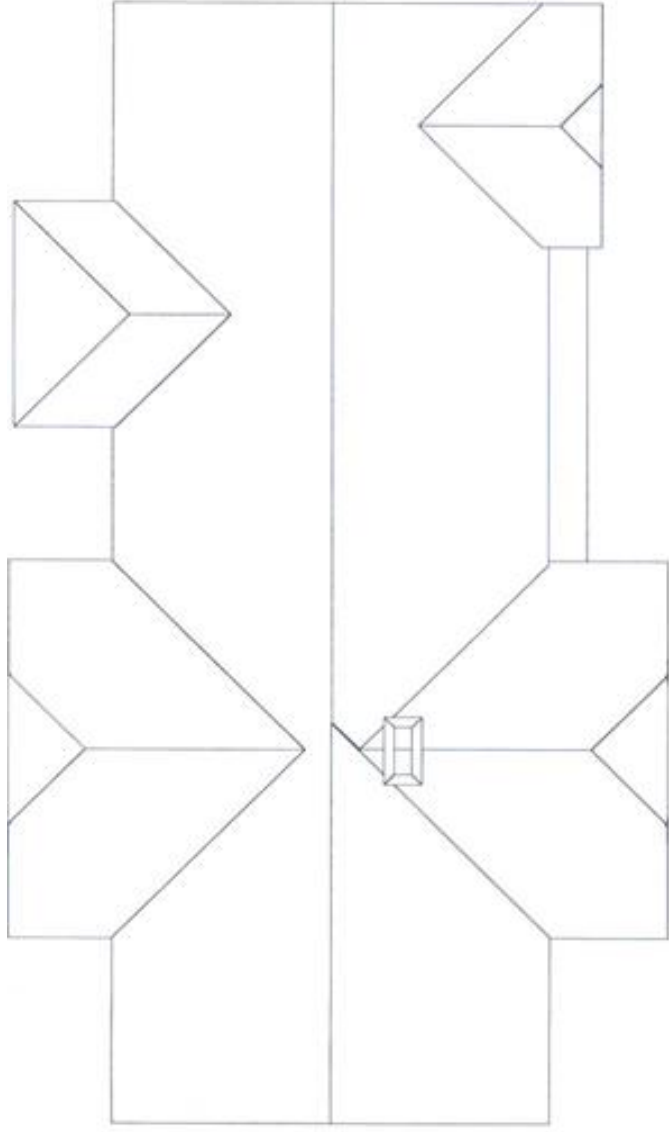
HOUSE TYPE 2B - GROUND FLOOR PLAN (130sq.m + Garage 42sq.m)



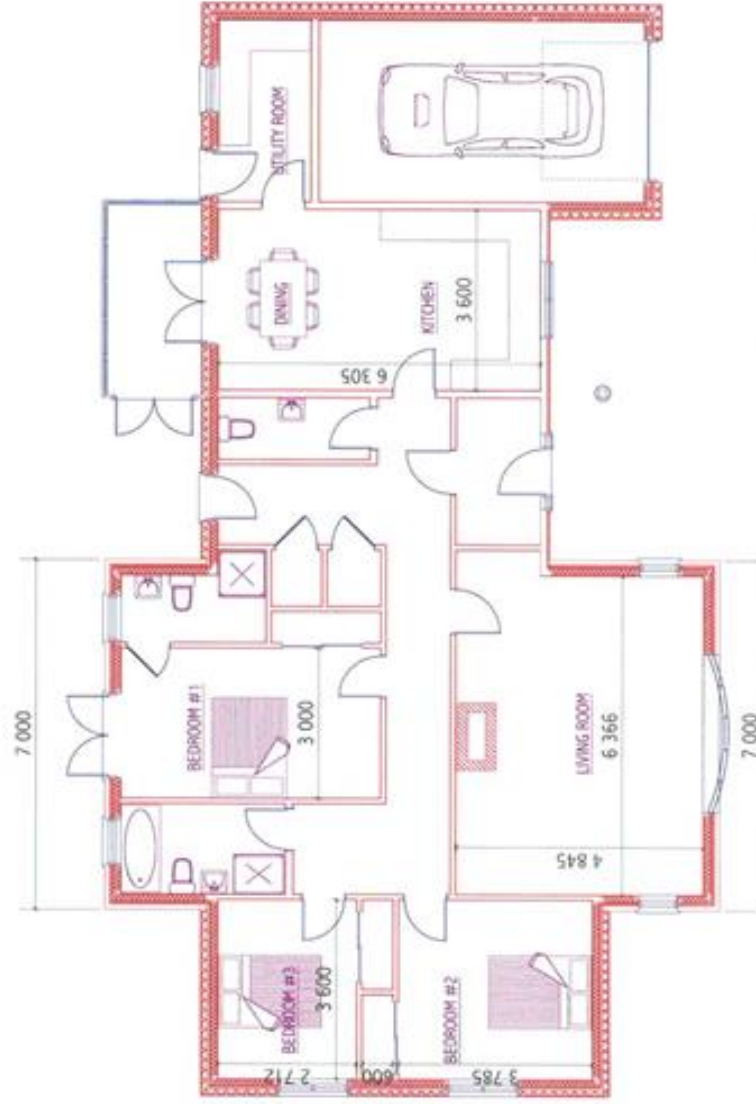
ALL DIMENSIONS IN METERS. ALL DIMENSIONS AND AREAS ARE TO THE EXTERIOR. THE DIMENSIONS TO THE INTERIOR ARE APPROXIMATE.

PROPOSED HOUSING DEVELOPMENT AT JAMESFIELD TOWN HALL	NO. OF PLOTS: 41/51
	NO. OF HOUSES: 1/100
	NO. OF GARAGES: 1/100
	NO. OF CAR PARKS: 1/100

4 double bedroom – 2 with en-suite bathrooms. Family bathroom. kitchen./dining, separate formal dining room. Utility room, downstairs cloakroom and double garage.



HOUSE TYPE 3B - GROUND FLOOR PLAN



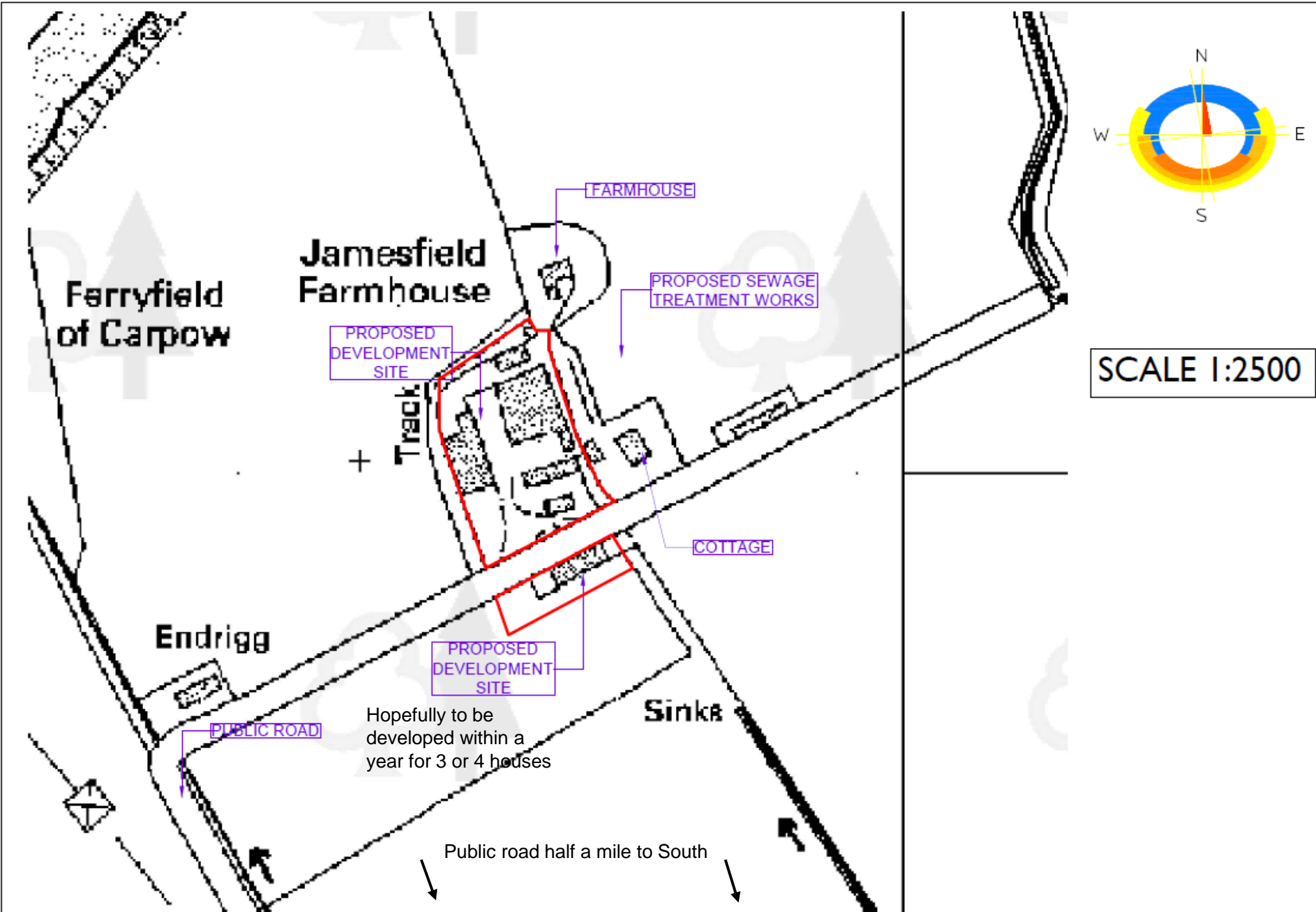
HOUSE TYPE 3B - GROUND FLOOR PLAN (168sq.m + Garage 24sq.m)

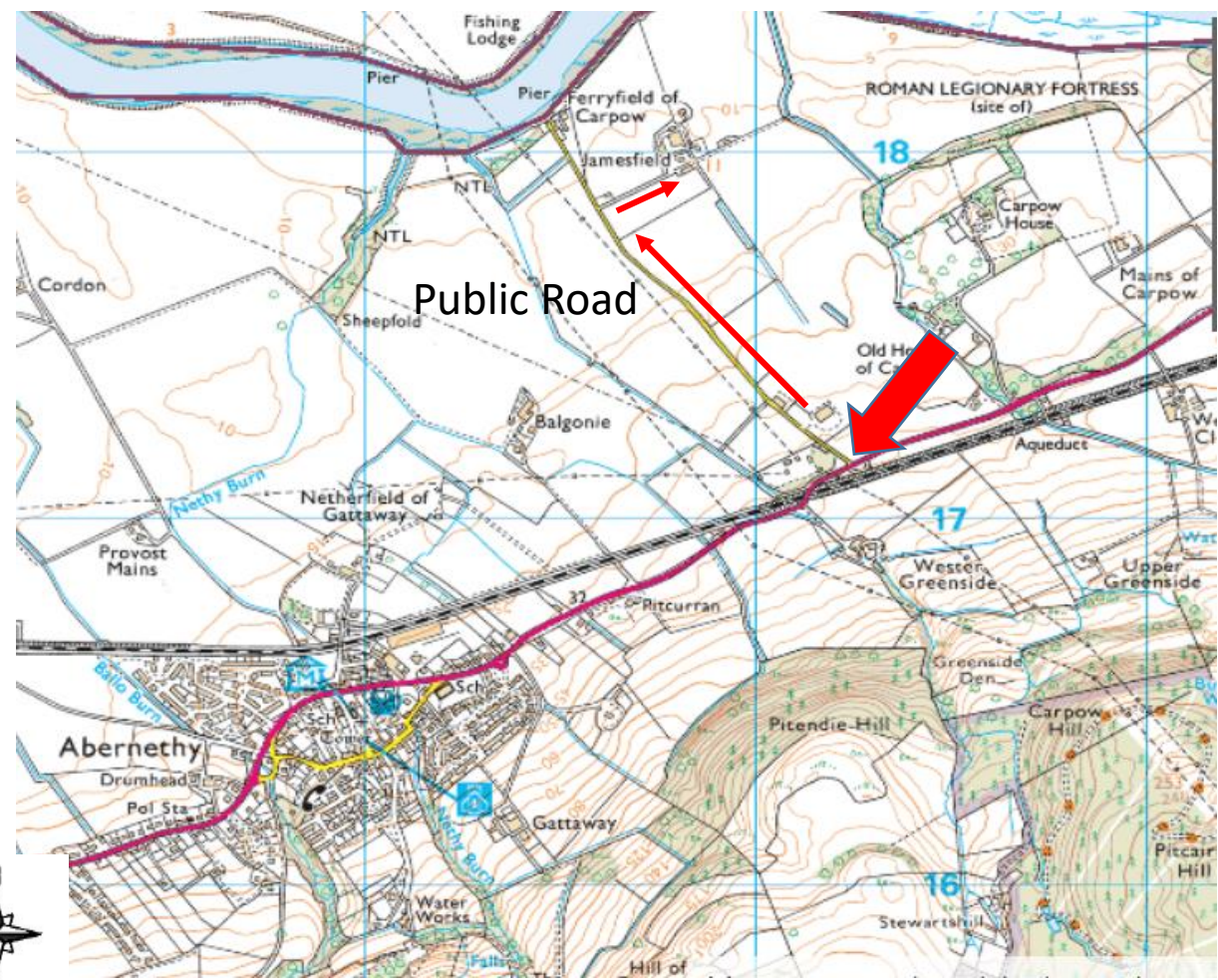
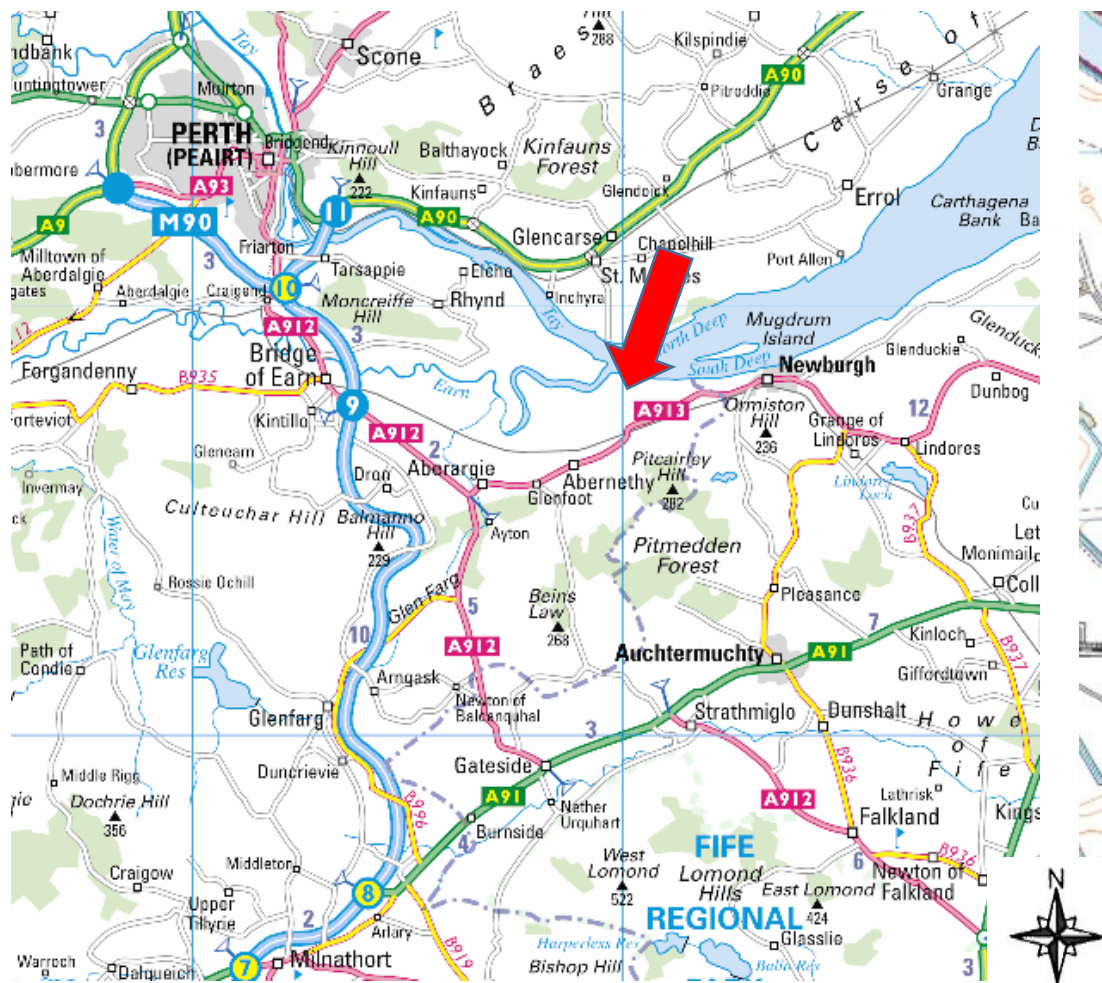


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3 bedroom bungalow, master en-suite. Bathroom with separate shower. Dining kitchen, utility room, single garage.

UNCLASSIFIED
PUBLIC ROAD
YARDS AWAY





LOCATION PLANS

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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 tarmacadam farm road. Proceed past the farm

bungalow (where one of the owners lives) and the farm steading is 200 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. Continue past Newburgh. Turn right, then turn right. Arrive at Jamesfield Farm.

HOUSE BUILDERS

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01506 885588
grantmasterton@btinternet.co.uk

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 or sell it.

TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland
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Galashiels
TD1 1QJ
01896 752271
www.dan-wood.co.uk

Rob Roy Homes (Crieff) Ltd
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Scotframe Timber Engineering Limited
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