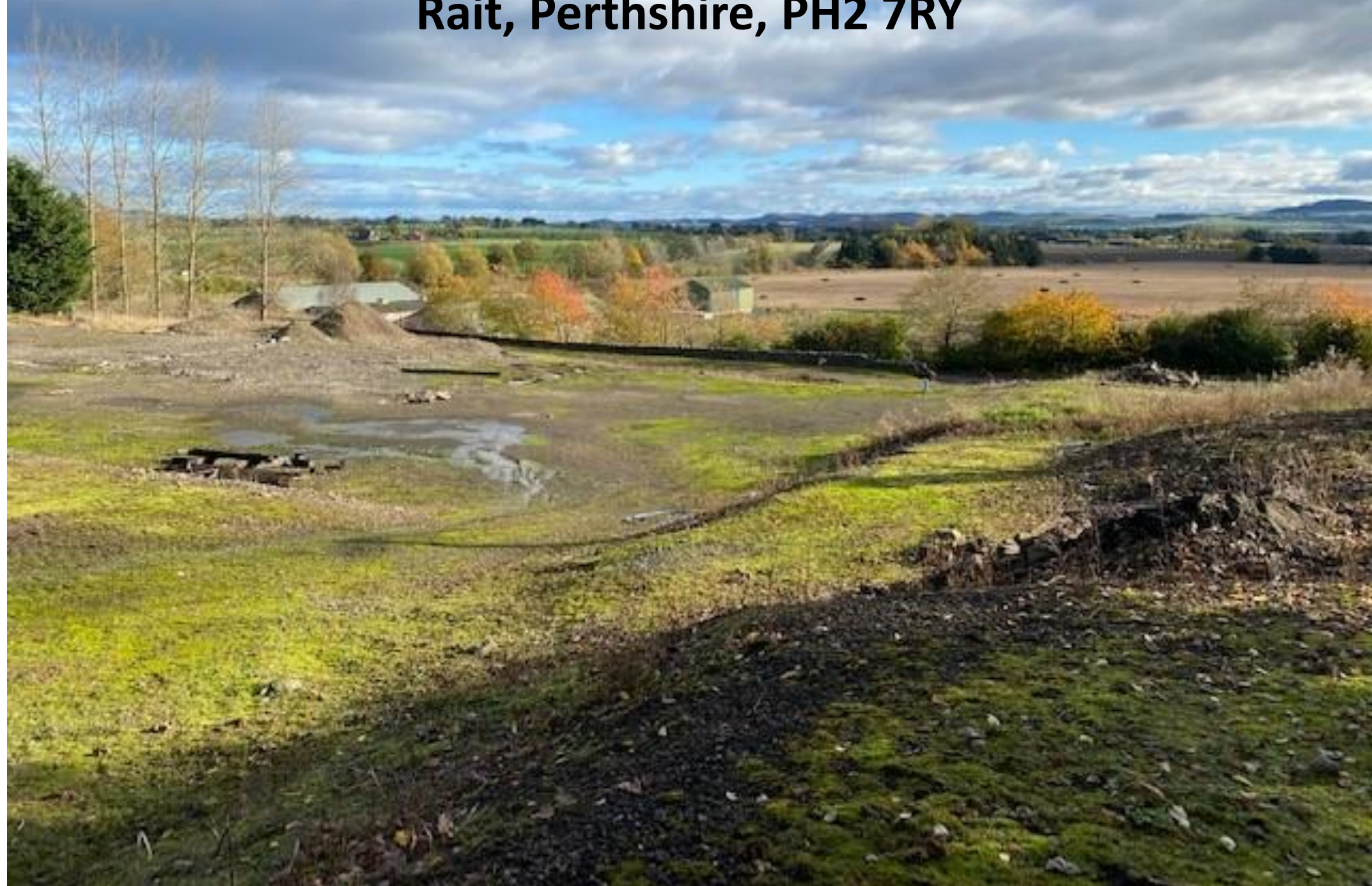


Residential development site plots at Flawcraig Farm, Rait, Perthshire, PH2 7RY



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 (Inchture) 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.



Offers Over £450,000 as a whole for a developer to service and build out

Offers over £70,000 per plot if sold as 11 serviced plots

Offers over £130,000 per plot if sold as 5 serviced plots



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 McMahan 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

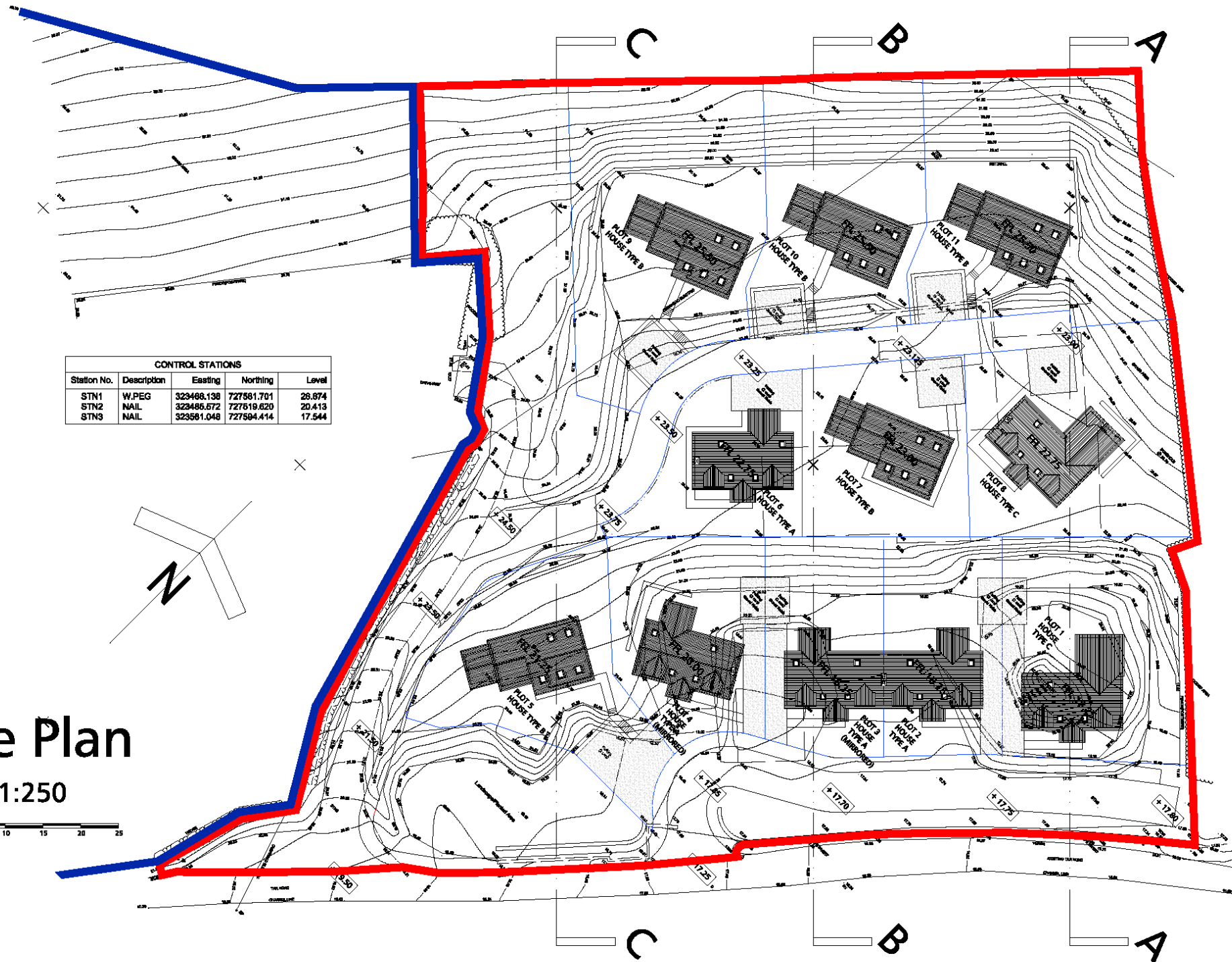
A contamination survey has been carried out by McGregor McMahan Consulting Engineers following oil leakage from a garage. The cost of treating this is being investigated.







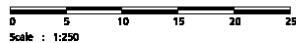
Proposed site plan for 11 houses



CONTROL STATIONS				
Station No.	Description	Easting	Northing	Level
STN1	W.PEG	323468.138	727581.701	28.674
STN2	NAIL	323486.572	727519.620	28.413
STN3	NAIL	323561.048	727594.414	17.544

Site Plan

Scale 1:250



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 FOR PLANNING PERMISSION
 SIGNED Denholm Partnership Architects
 DATED 29 August 2014

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HEALTH AND SAFETY NOTES:
 SOIL PLANTING MATERIALS: Admix Health Hazards Structural Integrity Ground Conditions Contamination Build and Overhead Services Unexcavated Services Adjacent Activities Site Conditions Clear (priority)

PRESENT

DESCRIPTION

ACTIONS / NOTES

REVISIONS
 NO. DATE BY DETAILS
 A 03/08/14 EW Home types and outfalls revised

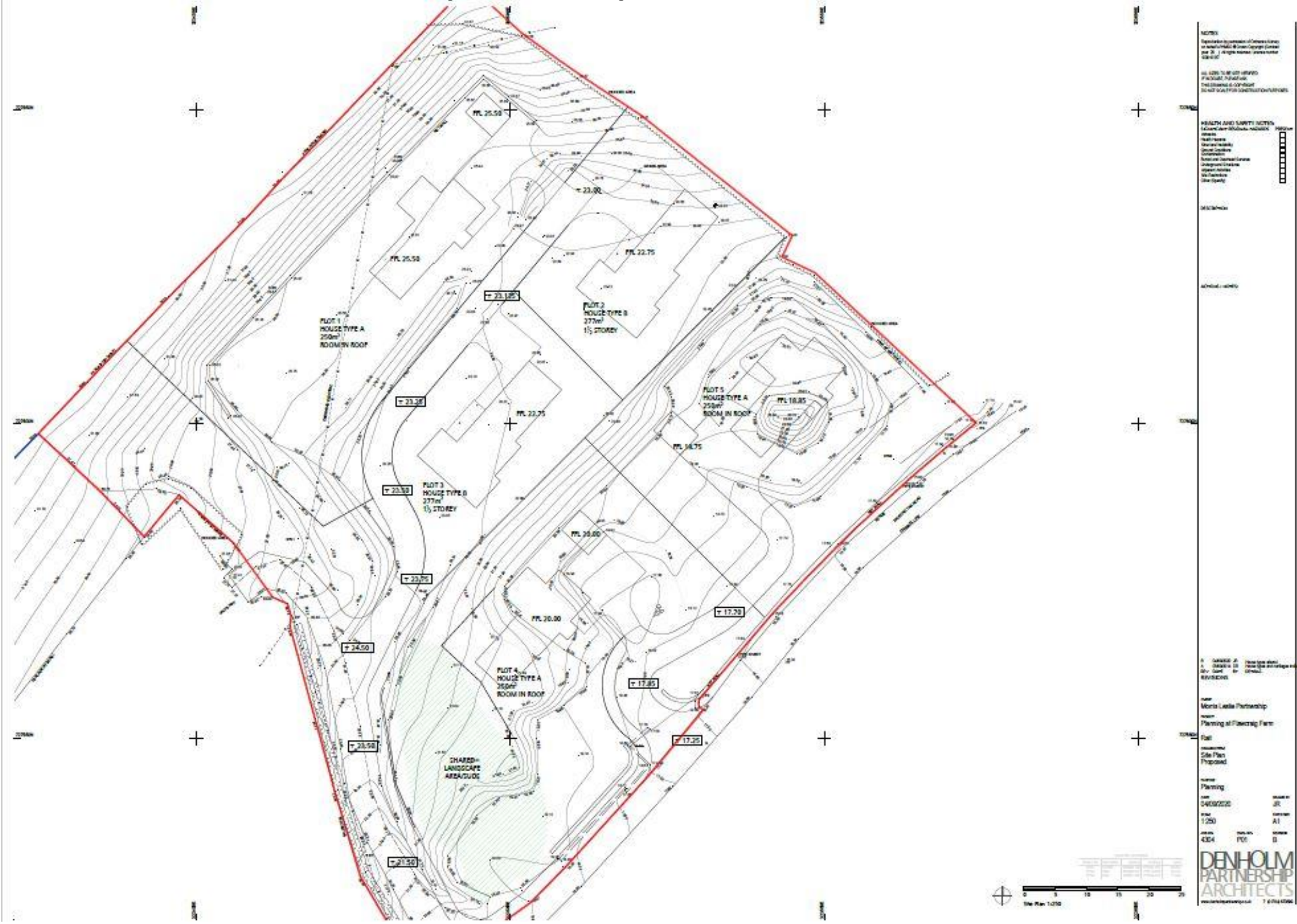
CLIENT: Moris Leslie Partnership
 PROJECT: Planning at Flowerly Farm
 DRAWN BY: DMB
 CHECKED BY: EW
 DATE: 03/08/14

DRAWING TITLE: Site Plan Proposed
 SCALE: 1:250
 JOB NO.: 4304
 DRAW. NO.: P01

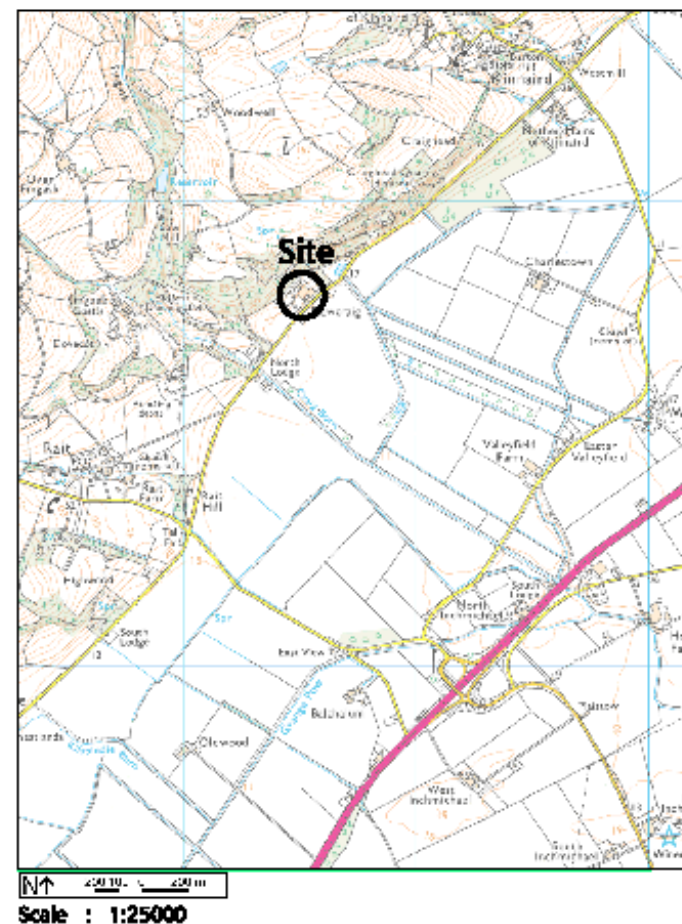
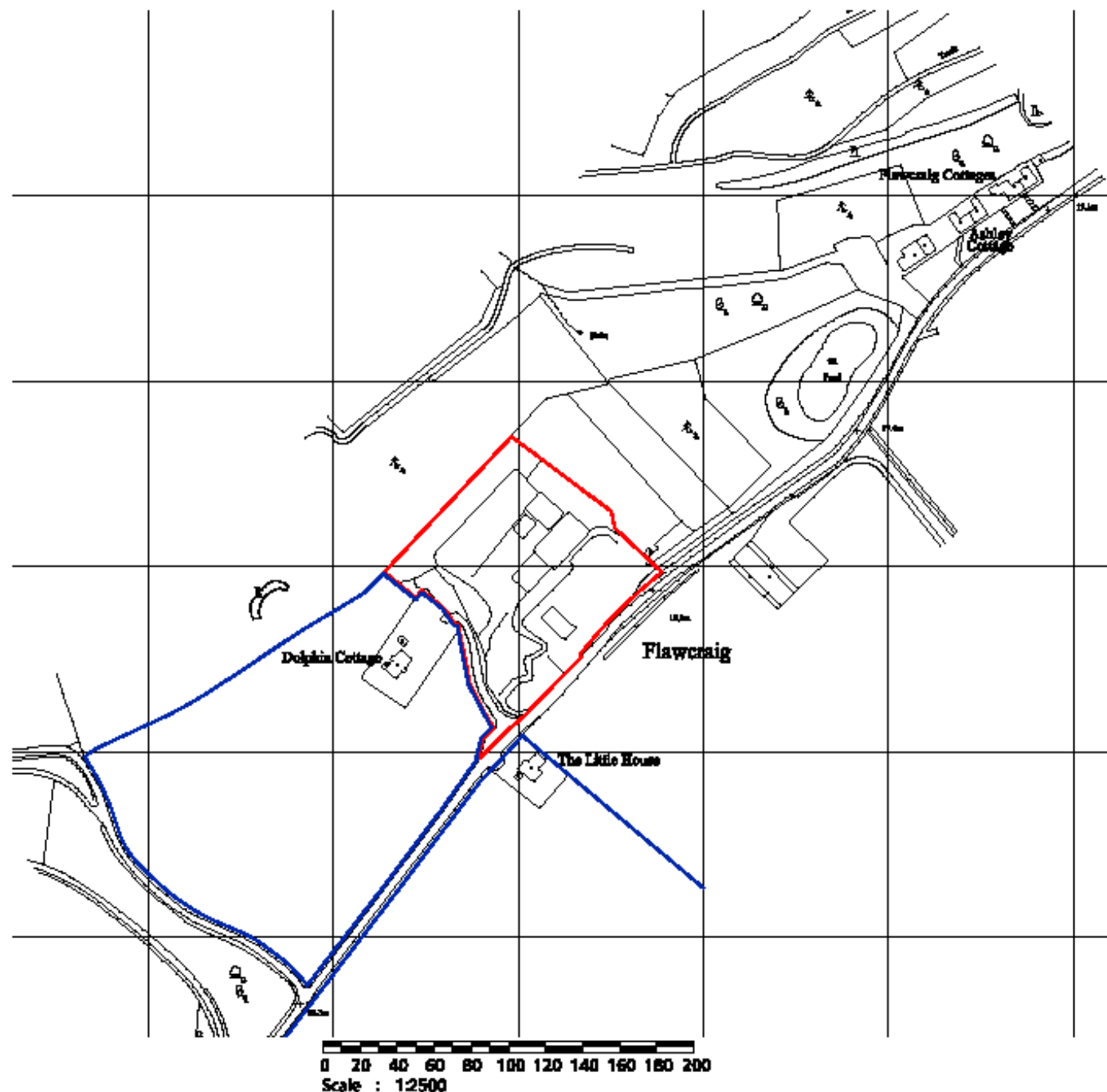
PROJECT NO.: A1
 SHEET NO.: A

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 www.denholmpartnership.co.uk 01753 640000

Proposed site plan for 5 houses

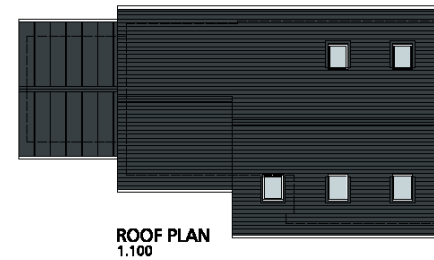
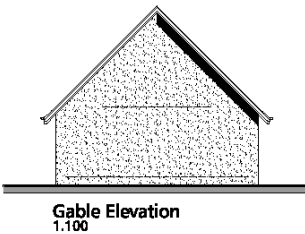
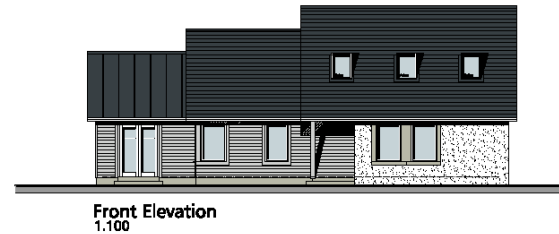
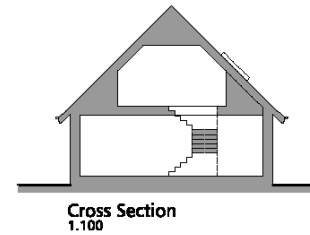
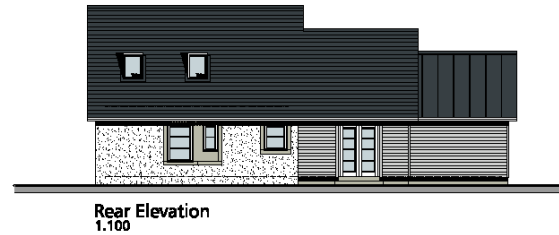


Location plan

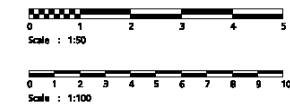
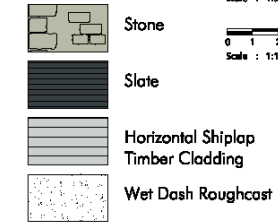


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 DATED 29 August 2014

Proposed house types



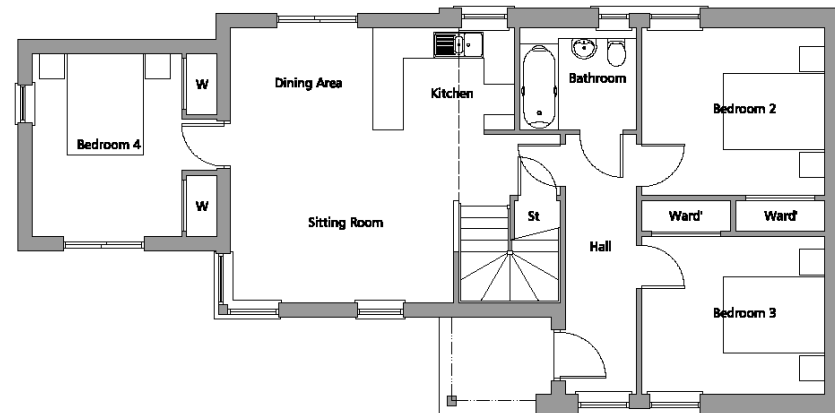
Materials Key



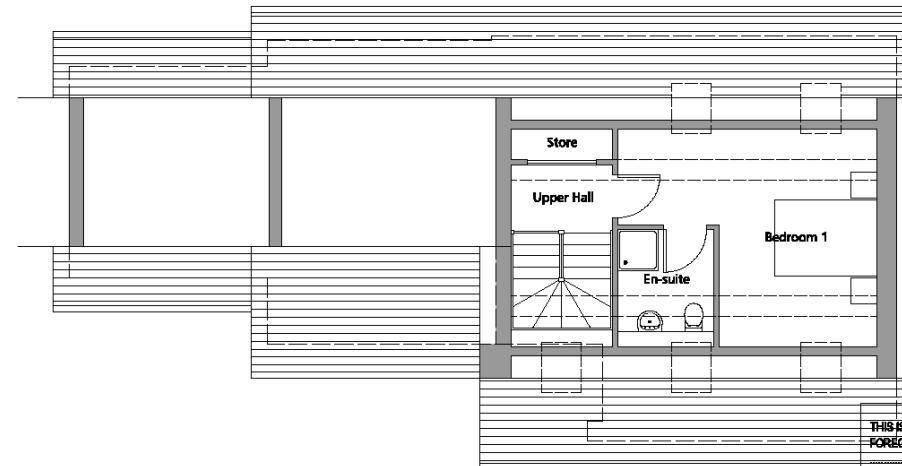
GROUND FLOOR AREA = 89 sq m.
FIRST FLOOR AREA = 51.2 sq m.
TOTAL FLOOR AREA = 140.2 sq m.

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.



GROUND FLOOR PLAN
1.50



FIRST FLOOR PLAN
1.50

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SIGNED
DATED 28 August 2014

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HEALTH AND SAFETY NOTES:
SIGNIFICANT RESIDUAL RISKS:
Asbestos
Health Hazards
Structural Instability
Ground Conditions
Contaminated
Traffic and Roadside Services
Underground Services
Adjacent Land Use
Site Features
Other (specify)

PRESENT

DESCRIPTION

ACTIONS / NOTES:

REVISIONS
REV NO. DATE BY DETAILS

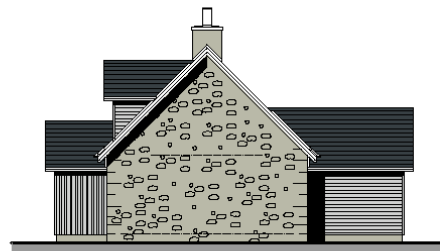
CLIENT
Morris Leslie Partnership
PROJECT
Planning at Flowergig Farm
Rat
PURPOSE
Planning

DRAWING TITLE
House Proposal
Type B
SCALE
1:50 & 1:100
JOB NO.
4304
DATE NO.
POG

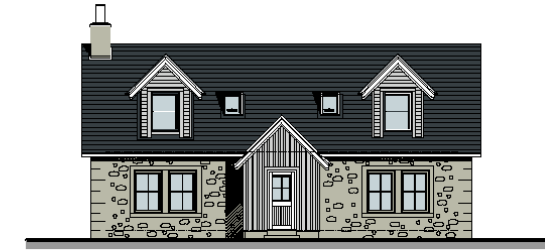
PROJECT NO.
A1
DRAWN BY
POG
www.denholmarchitects.co.uk T:01794 670095



Rear Elevation
1.100



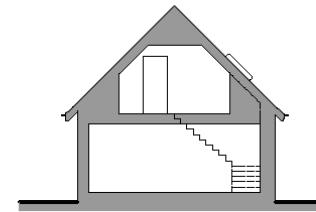
Gable Elevation
1.100



Front Elevation
1.100

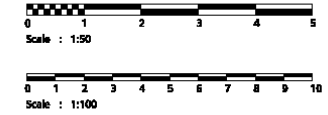
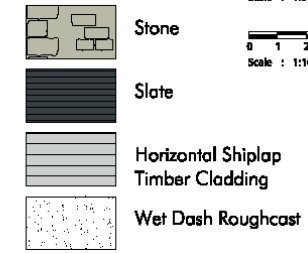


Gable Elevation
1.100



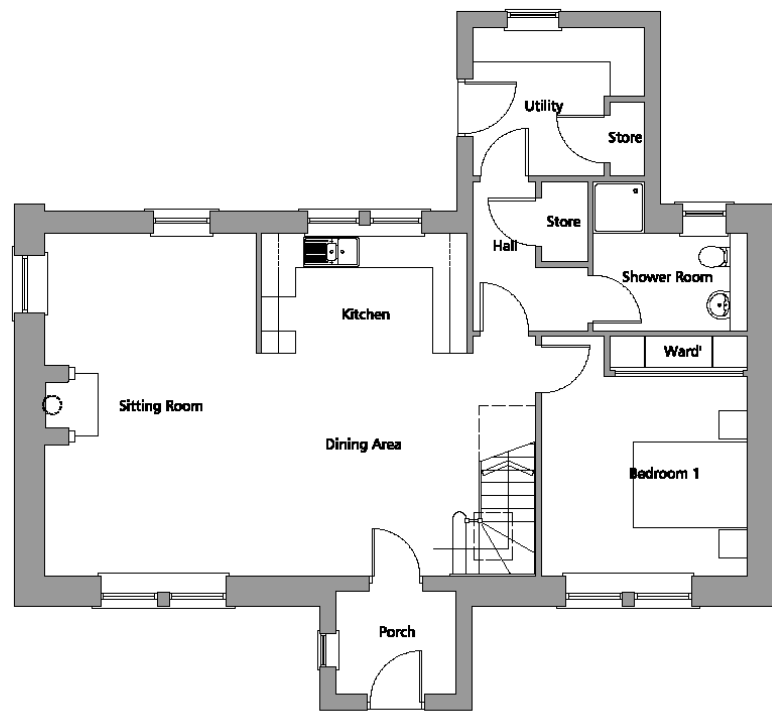
Cross Section
1.100

Materials Key

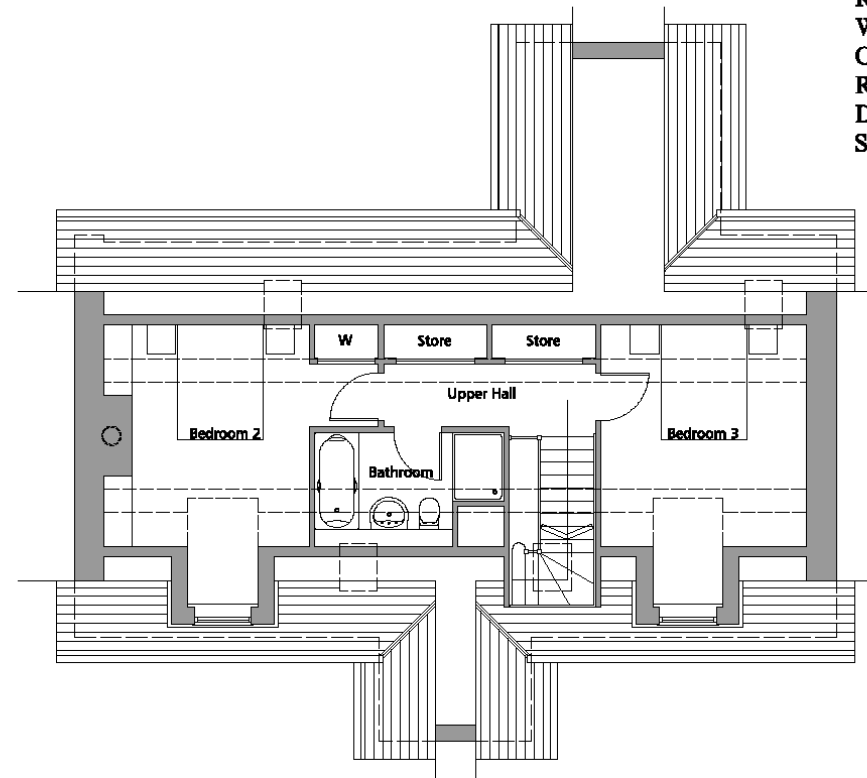


GROUND FLOOR AREA = 89 sq m.
FIRST FLOOR AREA = 51.2 sq m.
TOTAL FLOOR AREA = 140.2 sq m.

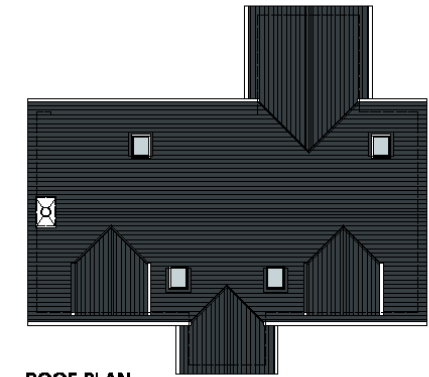
Schedule of Finishes:
Walls - Random Rubble Natural Stone.
Coloured Horizontal Shiplap Timber Boarding
White Wet Dash Roughcast.
Roof - Natural Slate Finish..
Windows & Doors - High Performance Double Glazed
Casement Timber Windows and Doors.
Rainwater Goods - Coloured Aluminium Gutters and
Downpipes.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



GROUND FLOOR PLAN
1.50



FIRST FLOOR PLAN
1.50



ROOF PLAN
1.100

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DATED 29 August 2014

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HEALTH AND SAFETY NOTES:
SIGNIFICANT RISKS/ALARMINGS
Asbestos
Health Safety
Structural Instability
Ground Conditions
Contaminated
Piled and Overhead Services
Underground Structures
Adjacent Activities
Site Restrictions
Other Hazards

PRESENT

DESCRIPTION

ACTIONS / NOTES:

REVISIONS
REV DATE BY DETAILS

CLIENT
Morris Leslie Partnership
PROJECT
Planning at Flawburgh Farm
Rat
PURPOSE
Planning

DATE
08/08/14
SCALE
1:50 & 1:100
JOB NO.
4304
DRAW NO.
P03

DATE
29 August 2014
DRAWING NO.
A1
REVISION
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Front Elevation
1.100



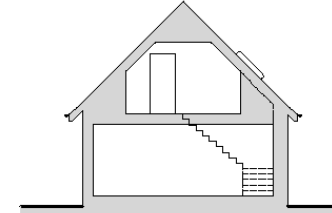
Gable Elevation
1.100



Rear Elevation
1.100



Gable Elevation
1.100



Cross Section
1.100

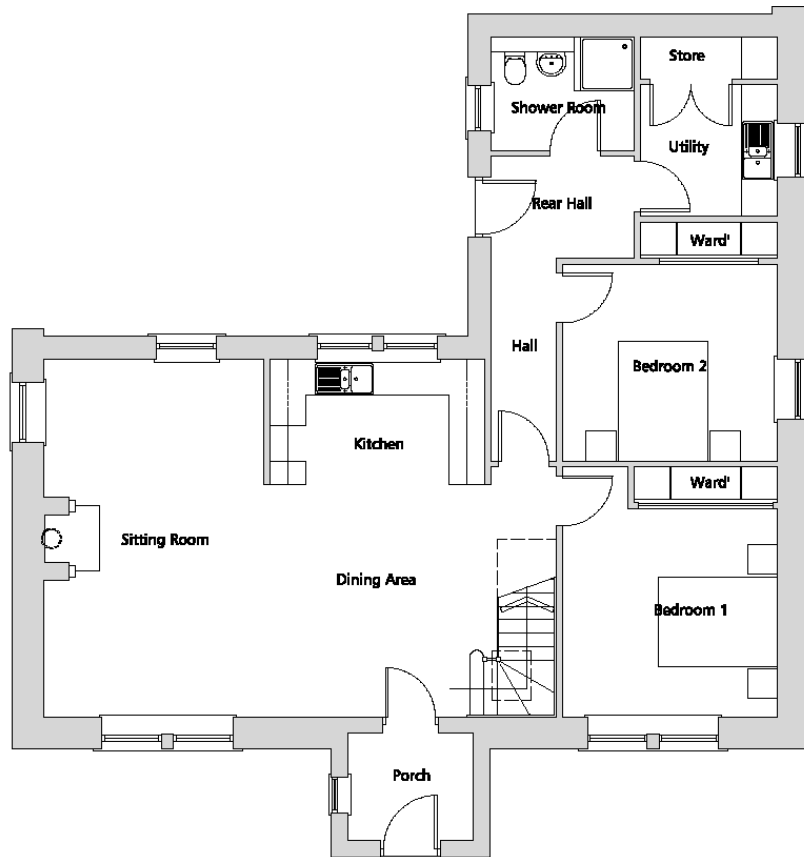
Materials Key



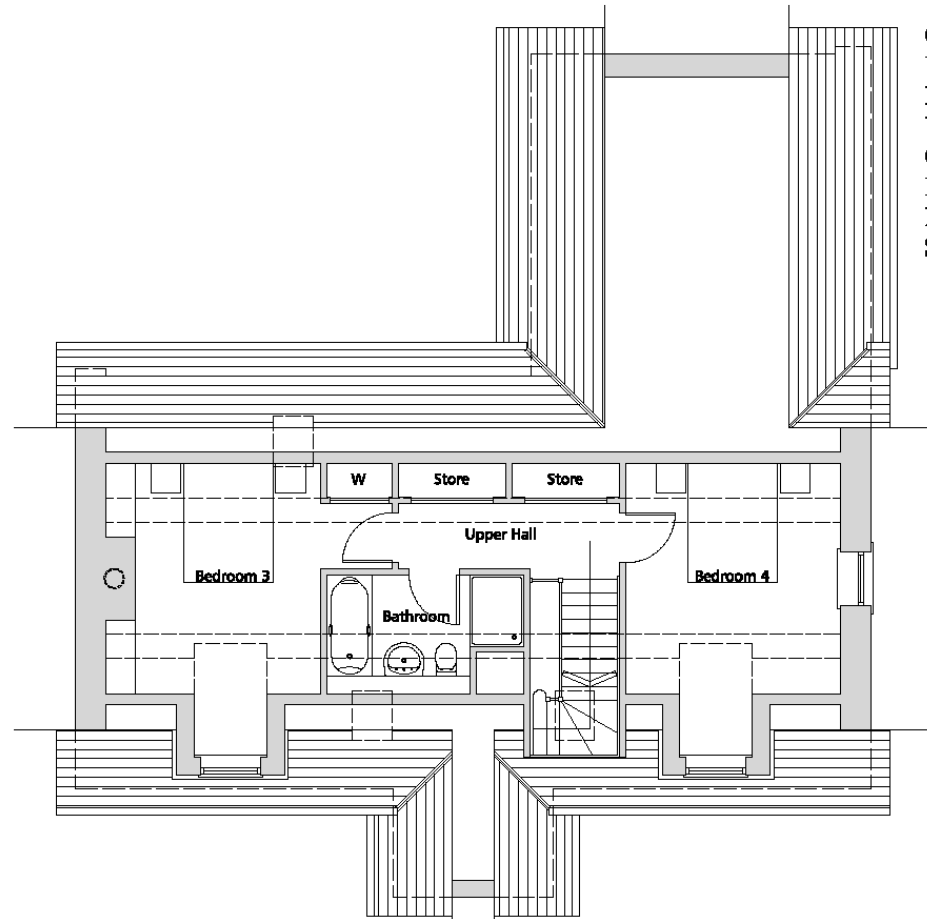
GROUND FLOOR AREA = 89 sq m.
FIRST FLOOR AREA = 51.2 sq m.
TOTAL FLOOR AREA = 140.2 sq m.

Schedule of Finishes:

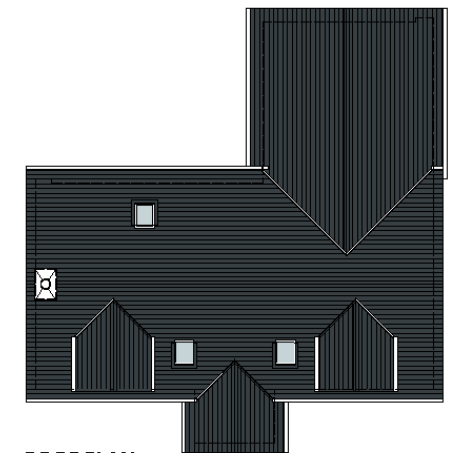
- Walls - Random Rubble Natural Stone.
- Coloured Horizontal Shiplap Timber Boarding
- White Wet Dash Roughcast.
- Roof - Natural Slate Finish..
- Windows & Doors - High Performance Double Glazed Casement Timber Windows and Doors.
- Rainwater Goods - Coloured Aluminium Gutters and Downpipes.
- Site Boundaries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



GROUND FLOOR PLAN
1.50



FIRST FLOOR PLAN
1.50



ROOF PLAN
1.100

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SIGNED Denholm Partnership Architects
DATED 22 August 2014

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HEALTH AND SAFETY NOTES:
SIGNIFICANT RESIDUAL HAZARDS:
Address
Health Hazards
Structural Integrity
Ground Conditions
Contamination
Buried and Overhead Services
Underground Structures
Adjacent Activities
Site Features
Other Hazards

PRESENT

DESCRIPTION

ACTIONS / NOTES:

REVISIONS
REV A DATE 21/08/14 BY BG DETAILS HOUSE TYPE: P4 CONNECTED

CLIENT
Morris Leslie Partnership
PROJECT
Planning at Fletwraig Farm
RANK
PURPOSE
Planning

DRAWN BY
BG

DATE
21/08/14

DRAWING TITLE
House Proposal
Type C (4 Bedroom)

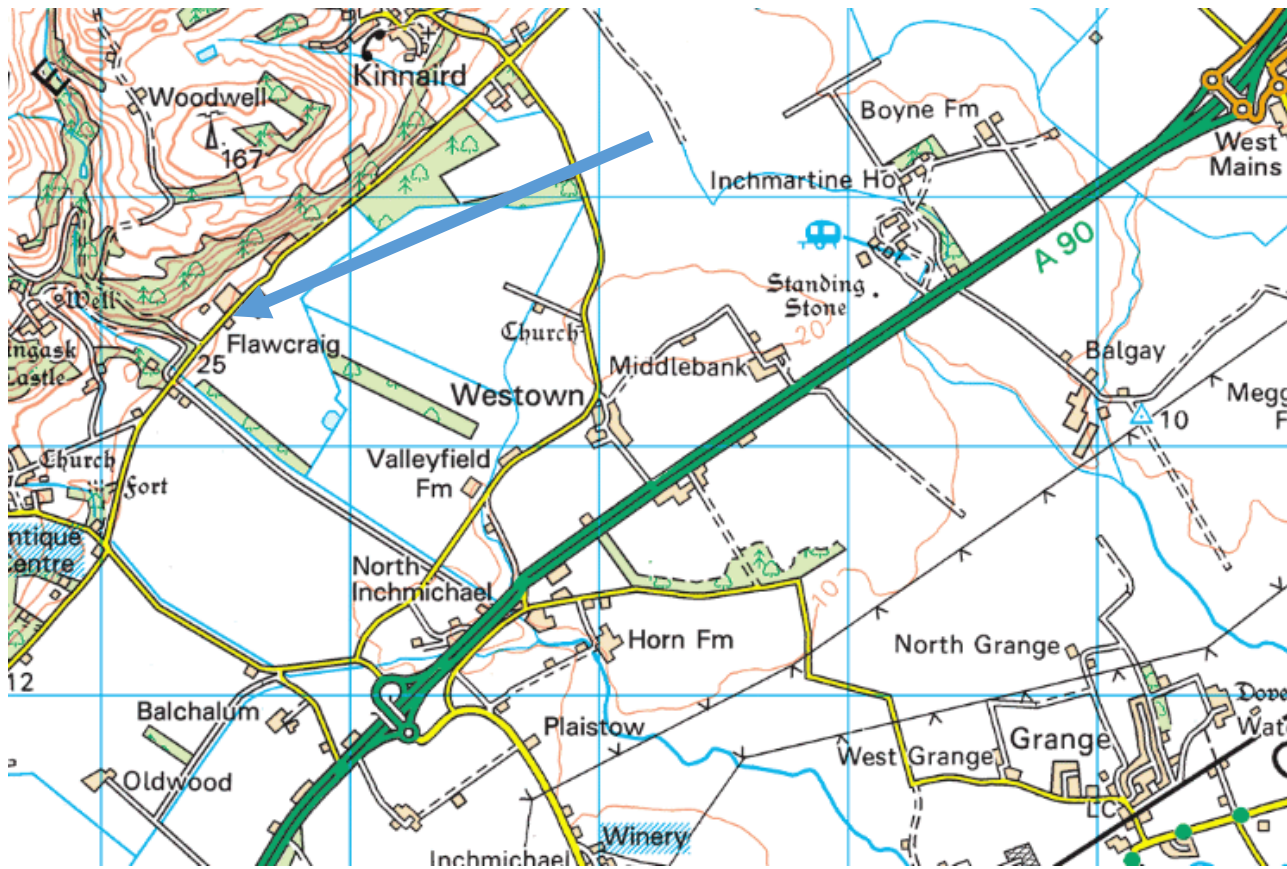
SCALE
1:50 & 1:100

JOB NO.
4304

DRAW. NO.
P04

REVISION
A1

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ARCHITECTS
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Directions:

From the west: Exit the A90 at Inchoch 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 Inchoch 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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HOUSE BUILDERS

Paul Edney
Hillfoot Homes Ltd
The Roundel
Hillfoots Farm
Dollar
Clackmannanshire
FK14 7PL
Phone: 01259 740 000
pauledney@hotmail.com
Web: www.hillfoothomes.com

AGB Developments Ltd
Allan Brown
allan@agb-developments.co.uk
Unit 10 Nether Friarton Ind Est
Friarton Road
Perth PH2 8PF
01738 587610

Gradual Peak Ltd
Cupar Road
Pitscottie
Fife
KY15 5TB
01334 828800/07967 595414

Claymore Homes Ltd
Aden Business Park
Newlands Road
Mintlaw
AB42 5BP
01779 821115

Master Houses Ltd
23 Newlands
Birchwood Grange
By Kirknewton
EH27 8LR
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/sell it.

TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland
1 Wilderhaugh
Galashiels
TD1 1QJ
[01896 752271](tel:01896752271)
www.dan-wood.co.uk

Rob Roy Homes (Crieff) Ltd
Dalchonzie,
By Comrie
Perthshire
PH6 2LB
01764 670424
www.robroyhomes.co.uk

Scotframe Timber Engineering Limited
Units 3:1 & 3:8
Discovery House
Gemini Crescent
Dundee Technology Park
Dundee
DD2 1SW

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01333 427705

Montgomery Forgan Associates
Eden Park House
Cupar
Fife
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01334 654936