



**2.57 ACRES WITH PLANNING CONSENT FOR 8  
DETACHED HOUSE PLOTS, JAMESFIELD FARM  
STEADING, NEWBURGH, PERTHSHIRE, KY14 6EW**



# Jamesfield Farm Steading, Newburgh, 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

**Opportunity for a developer to purchase 8 excellent serviced 2.57 acre (1.04 ha) development site for 8 detached newbuild houses at offers over: £380,000 (option for another 3 plots on the footprint of the south shed which is planned to be demolished – 0.69 acres).**

**Or 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 £90,000	Lot 5 Offers Over £70,000
Lot 2 Offers Over £85,000	Lot 6 Offers Over £80,000
Lot 3 Offers Over £85,000	Lot 7 Offers Over £75,000
Lot 4 Offers Over £85,000	Lot 8 Offers Over £82,000

There are 3 house types consented (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.

A quiet unclassified public road is only 220 yards away along a tarred drive which requires to have some passing places added.  
Mains electricity adjacent.  
Private water and private sewage treatment. Solutions available.



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

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



**Zoopla**

 **PrimeLocation**

 **rightmove**.co.uk  
The UK's number one property website





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 CONSENT**

Planning consent in principle was secured on appeal 05/12/17. **Ref 16/02074/FUL** (for 8 dwellings) from Perth & Kinross Council. (Mr Andy Baxter 01738 475000). The section 75 legal agreement has still not been signed. Most of the sheds have already been demolished The owners intend on applying for 3 or 4 more houses to the south of the site to replace the 100’ x 45’ shed which would be demolished.

**Affordable Housing**

As the development comprises 5 or more residential units there is a requirement for affordable housing provision. Considering the rural location of the site, a commuted payment in lieu of onsite provision is considered appropriate. The development attracts a affordable housing requirement of 2 units (8 / 25%) which means a commuted payment of £53,000 (2 x £26,500) is required.

**Primary Education**

As the local primary school is operating at over 80% capacity, there is a requirement for developer contributions on the non-affordable housing (6). To this end, a developer contribution of £38,370 (6 x £6,395) is required as part of this proposal.

**Transport Infrastructure**

The site lies within the reduced contributions area for contributions. To this end, Transport Contributions of £18,472 (6 x £2,639, 2 x £1,319) are required.

(The total cost payable in terms of the Section 75 agreement above will likely total about £13,000 per plot).

**DESCRIPTION**

Approximately 2.57 acres (1.04 ha) with planning consent for eight newbuild detached dwellings 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, 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 farm steading which has been demolished for the erection of the 8 proposed dwellings.

**COST OF SELF BUILD**

McCrae & McCrae Ltd can provide a list of builders (likely cost £1200sqm) and can assist in providing finance. Building a house is an ideal way of avoiding the 10% stamp duty over £325,000.

**SERVICES**

Mains electricity £7,400 for 12 houses  
Private sewage £21,000 for 12 houses  
Private water off existing supply (cost still to be confirmed).  
Road improvements (incl 5 passing places two of which have already been constructed. Costs to be confirmed).

**LOTS**

- Lot 1 Offers Over £90,000  
979.75 square metres  
0.242 acres
- Lot 2 Offers Over £85,000  
35 x 25m, 958.13 square metres  
0.236 acres
- Lot 3 Offers Over £85,000  
936.5 square metres  
0.23 acres
- Lot 4 Offers Over £85,000  
733.38 square metres  
0.18 acres
- Lot 5 Offers Over £70,000  
922.75 square metres  
0.228 acres
- Lot 6 Offers Over £80,000  
770 square metres  
0.19 acres
- Lot 7 Offers Over £75,000  
816.75 square metres  
0.202 acres
- Lot 8 Offers Over £82,000  
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.

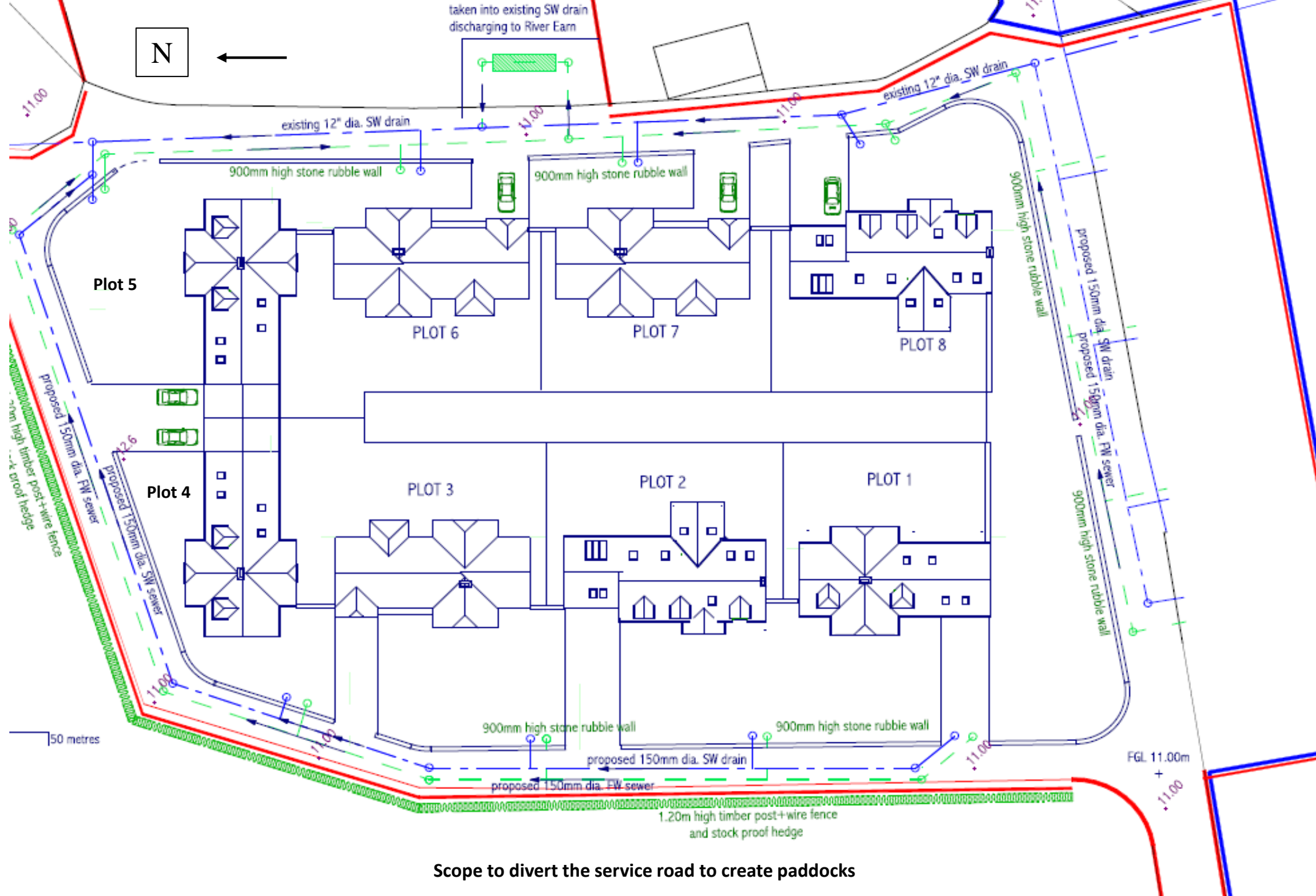


Views to the East



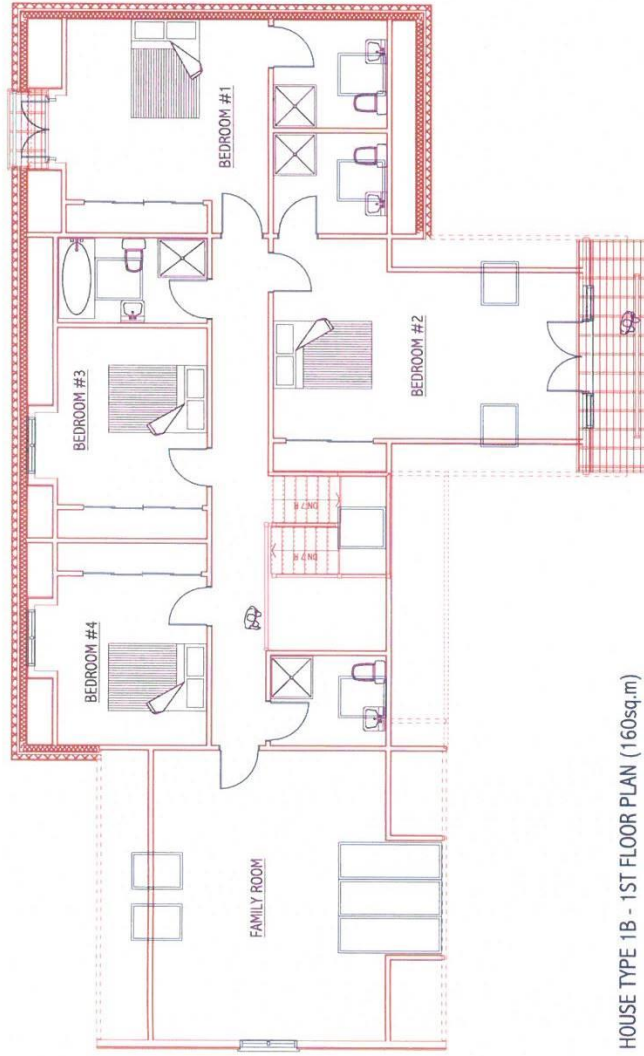
The now levelled steading from the North West



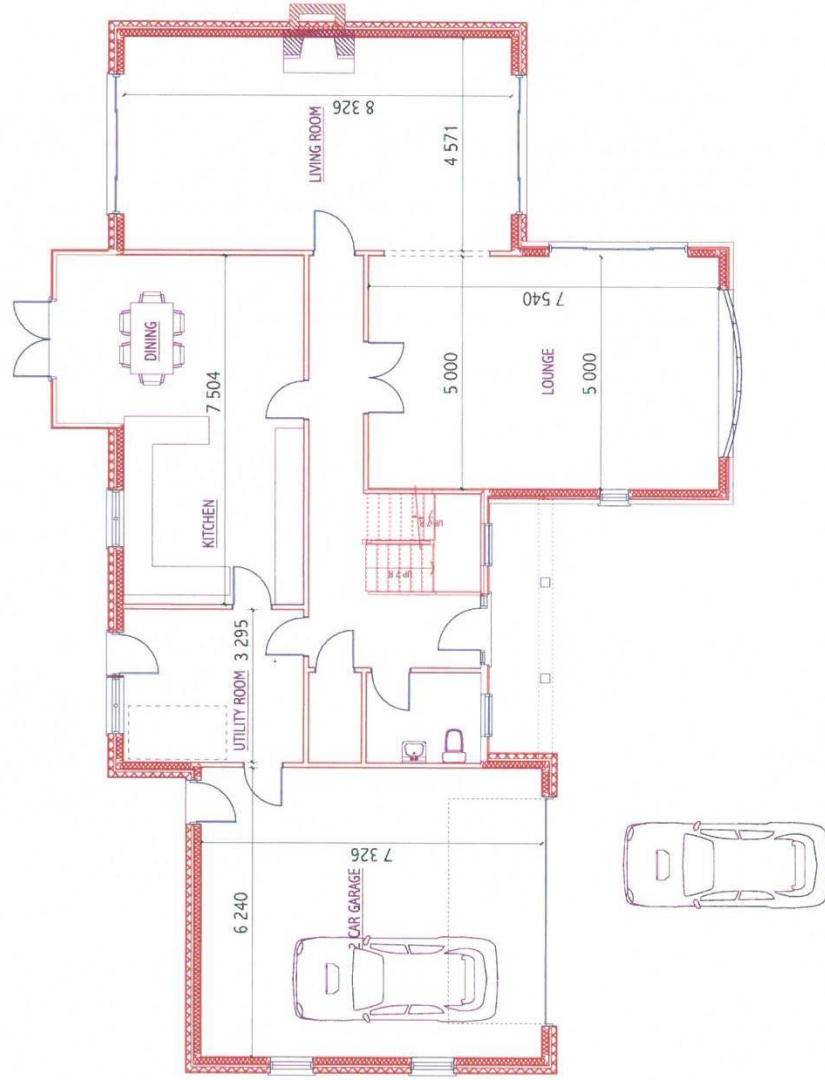


Scope to divert the service road to create paddocks





HOUSE TYPE 1B - 1ST FLOOR PLAN (160sq.m)



HOUSE TYPE 1B - GROUND FLOOR PLAN (150sq.m + Garage 46sq.m)

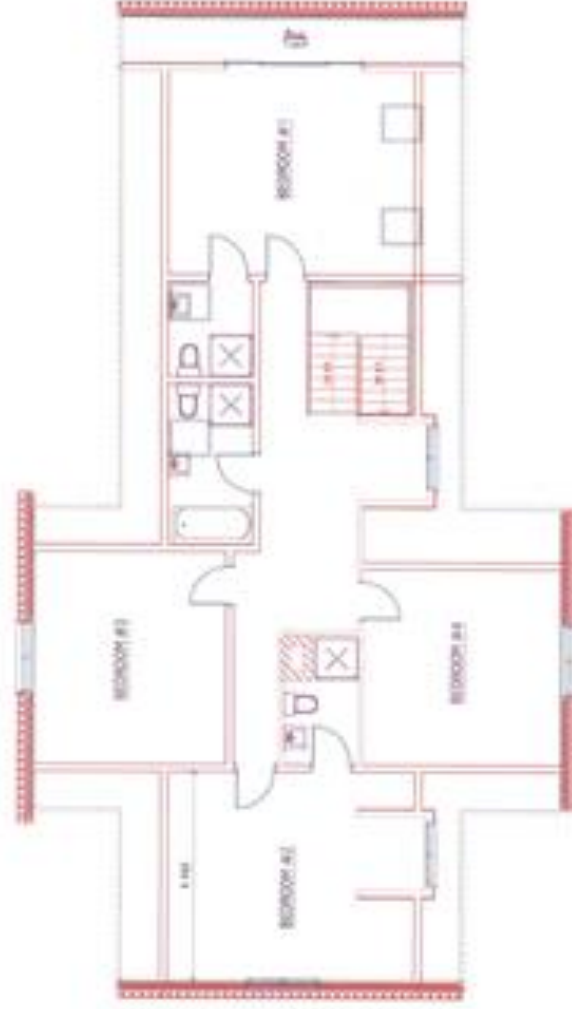


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THE PROPOSED HOUSING DEVELOPMENT AT JAMESFIELD FARM NEWBURGH	JOB/DWG NO. 415/ SCALE @ A3	16/09/14
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4 double bedroom – 2 with en-suite bathrooms. Bathroom and shower room. Further bedroom/family room. 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)

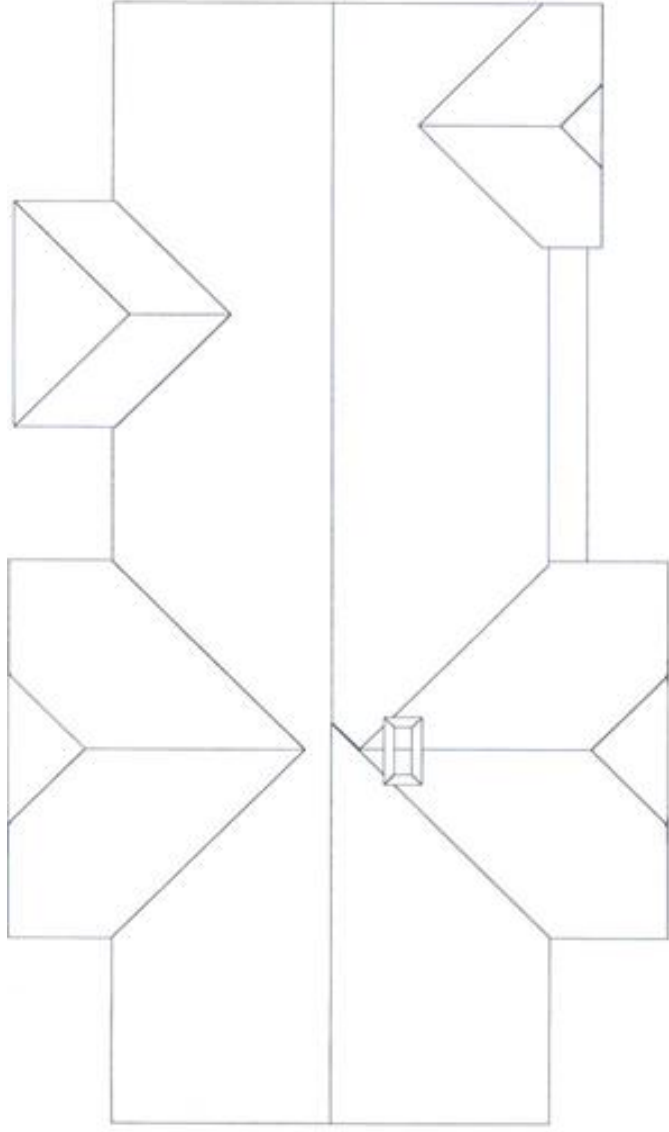


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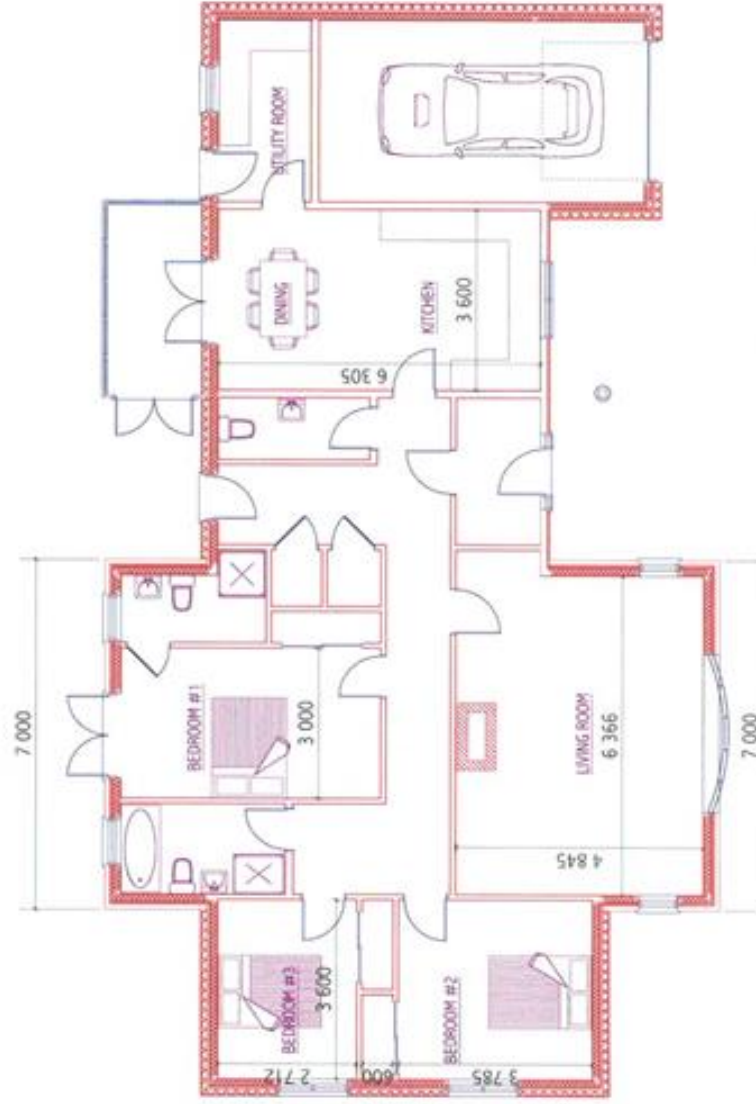
PROPOSED HOUSING DEVELOPMENT AT JAMESFIELD TOWN COUNCIL	NO. OF PLOTS: 41/50
	NO. OF HOUSES: 1/100
	DATE: 10/05/14

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)

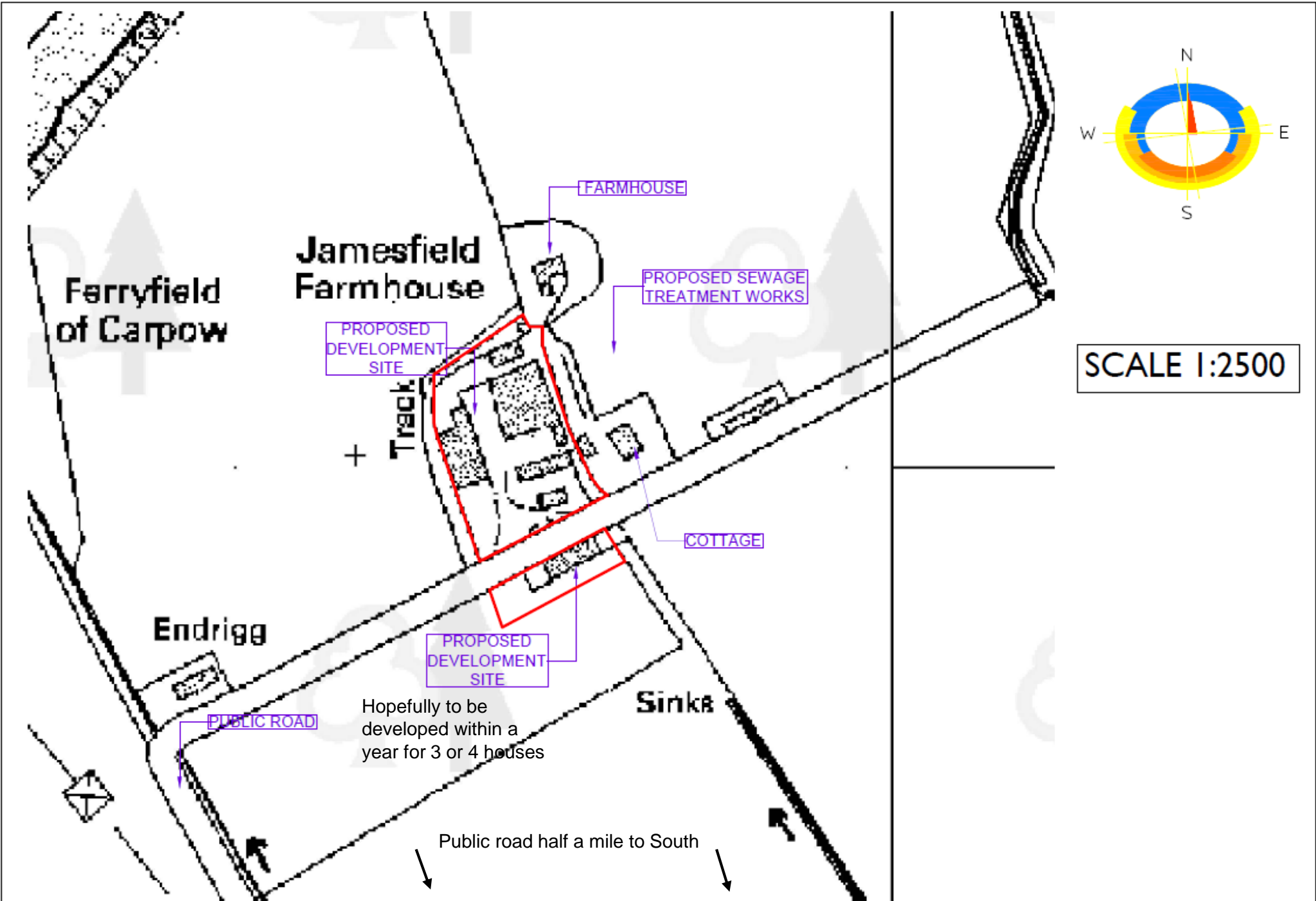
0 1 2 3 4 5 METRES

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



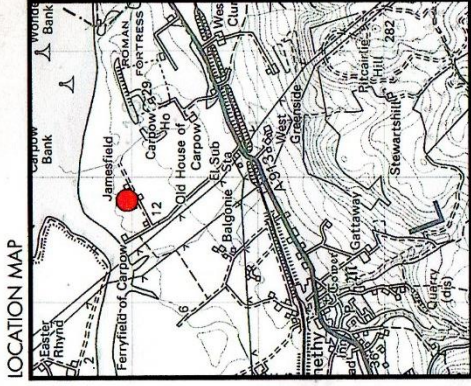
UNCLASSIFIED  
PUBLIC ROAD  
YARDS AWAY



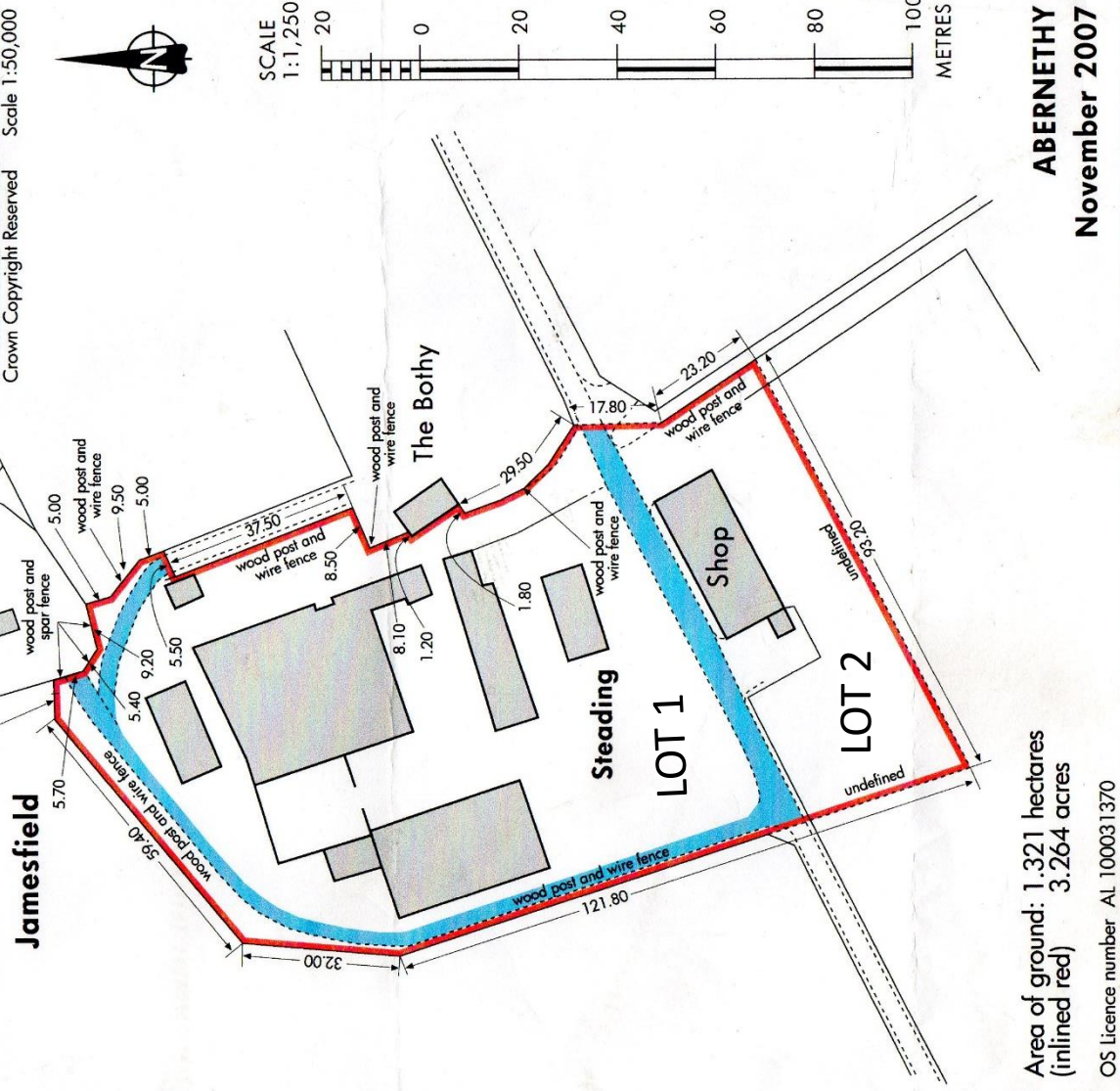


THIS IS THE PLAN REFERRED TO IN THE FOREGOING  
DISPOSITION

draft



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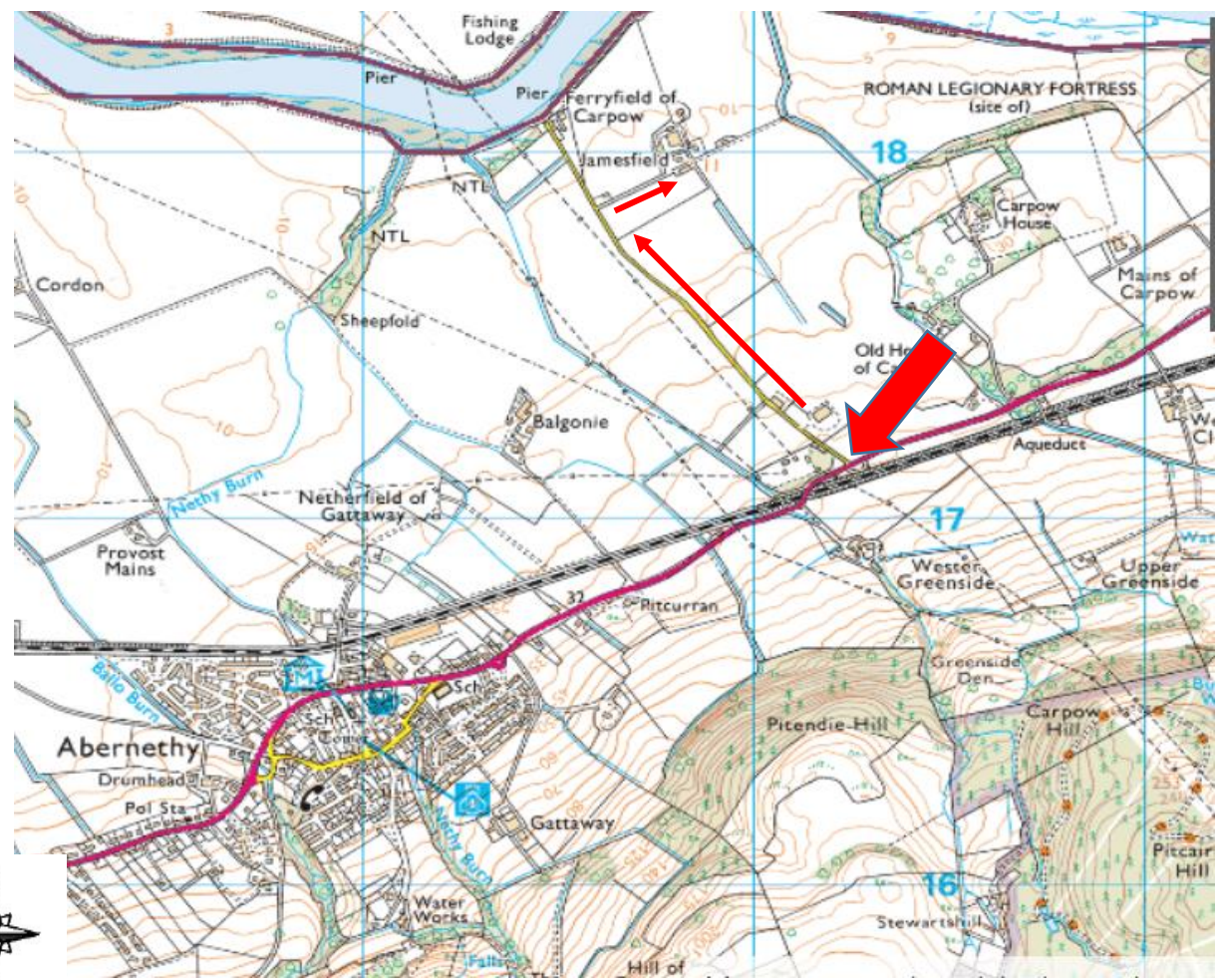
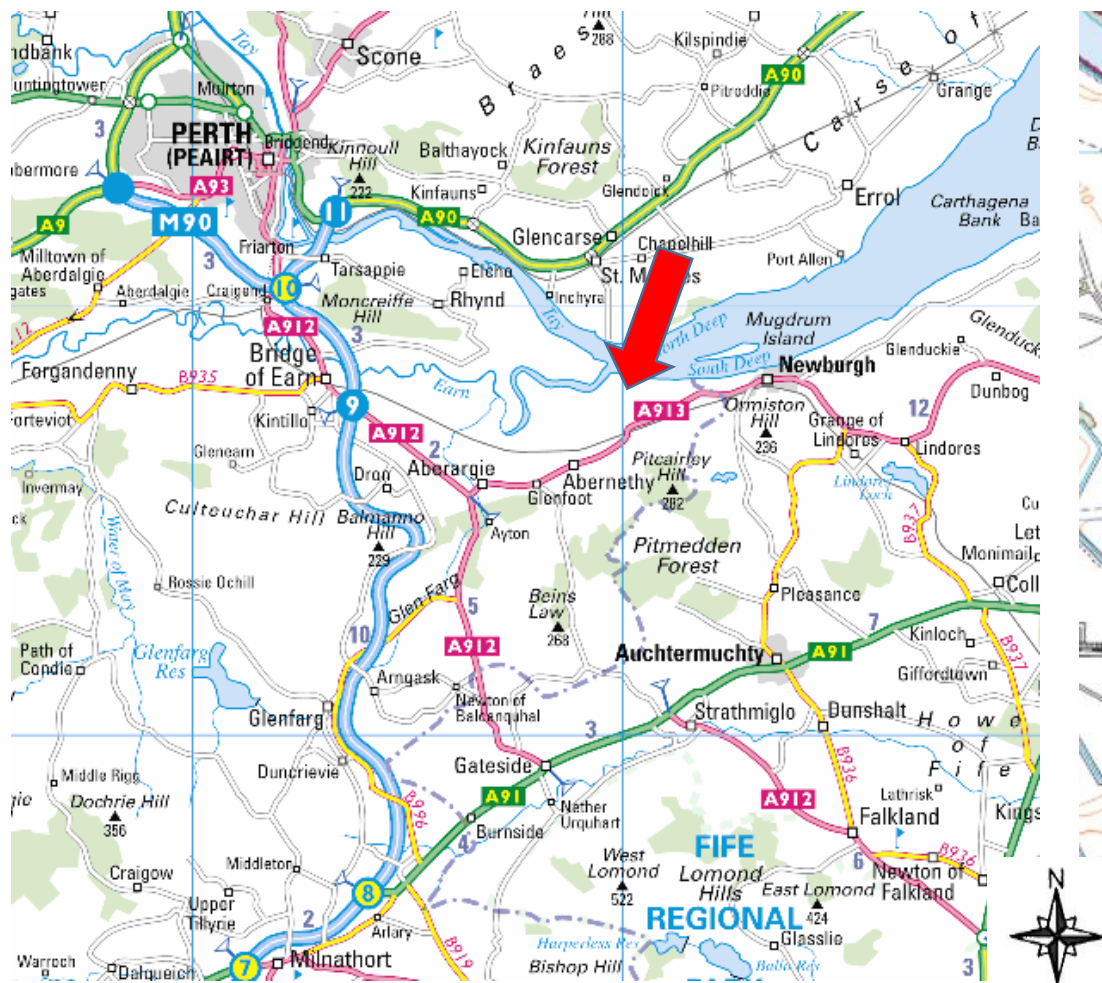
ABERNETHY  
November 2007

graphic deeds

T 01577 830495 F 01577 830209 M 07740 584801 E bill@graphicdeeds.com

Land to right of blue line (showing shop) is the option land extending to 0.69 acres. The shop/shed would have to be demolished with a view to an application being submitted for 3 houses.





#### LOCATION PLANS

Plans produced by permission of ordnance survey License No. 1000011808

## 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 1<sup>st</sup> 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 2<sup>nd</sup> exit onto the A92 signposted Edinburgh, Kirkcaldy. At the Forgan roundabout take the 2<sup>nd</sup> 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

AGB Developments Ltd  
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01738 587610  
[allan@agb-developments.co.uk](mailto:allan@agb-developments.co.uk)

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01506 885588  
[grantmasterton@btinternet.co.uk](mailto: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  
1 Wilderhaugh  
Galashiels  
TD1 1QJ  
01896 752271  
[www.dan-wood.co.uk](http://www.dan-wood.co.uk)

Rob Roy Homes (Crieff) Ltd  
Dalchonzie  
By Comrie  
Perthshire  
PH6 2LB  
01764 670424  
[www.robroyhomes.co.uk](http://www.robroyhomes.co.uk)

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

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