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

8 DETACHED HOUSE PLOTS

Opportunity for a developer to purchase a 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 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.

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.

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

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
RICS

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 though 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.

Views to the North East

The private drive which requires to be upgraded

PLANNING

Ref 16/02074/FLL (for 8 dwellings) from Perth & Kinross Council. (Mr Andy Baxter 01738 475000). The section 75 legal agreement has not been signed, and once it has the planning consent that was sought at appeal in December 2017 should be ratified. 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) 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.

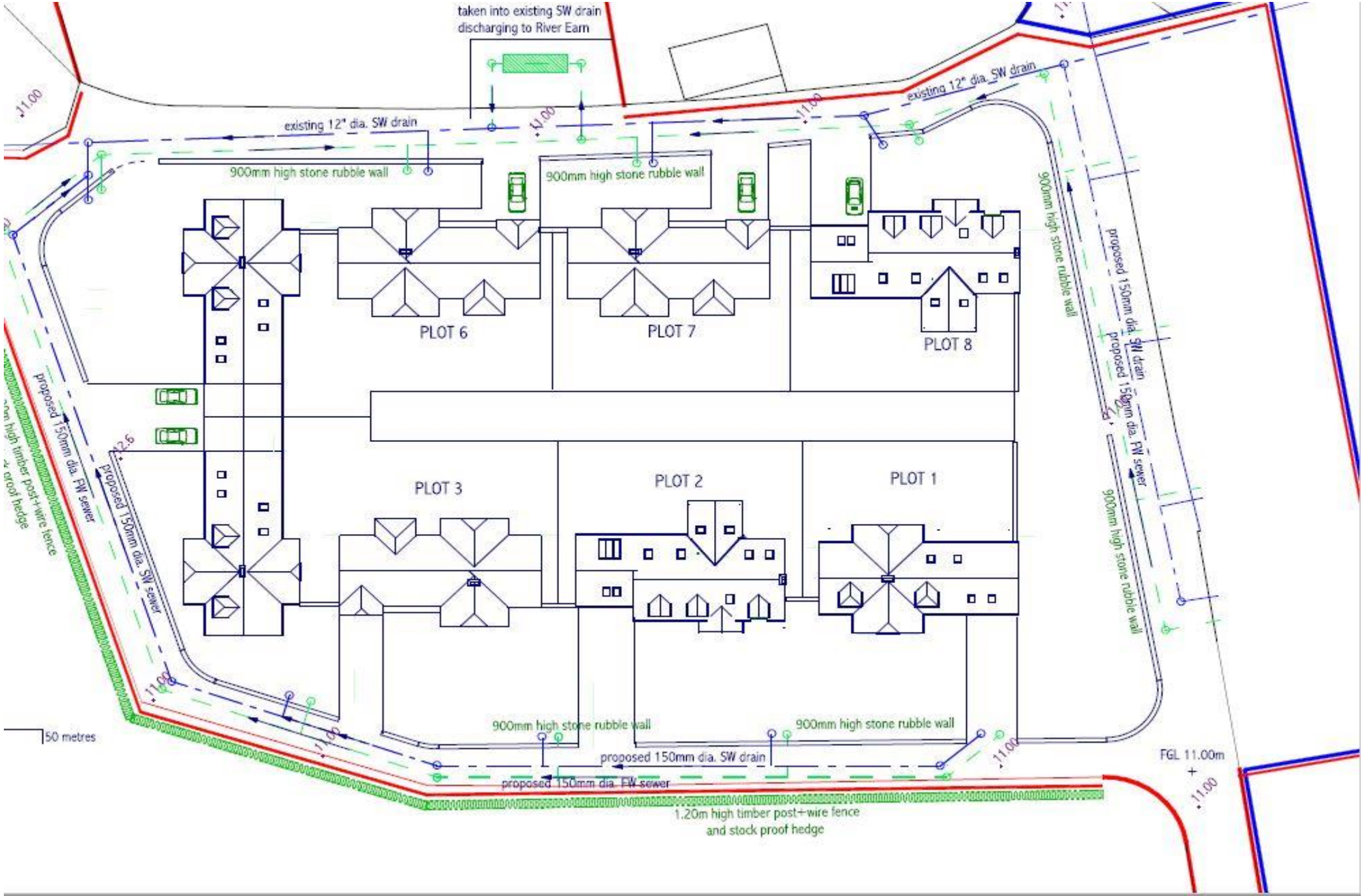
CLOSING DATE
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

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.

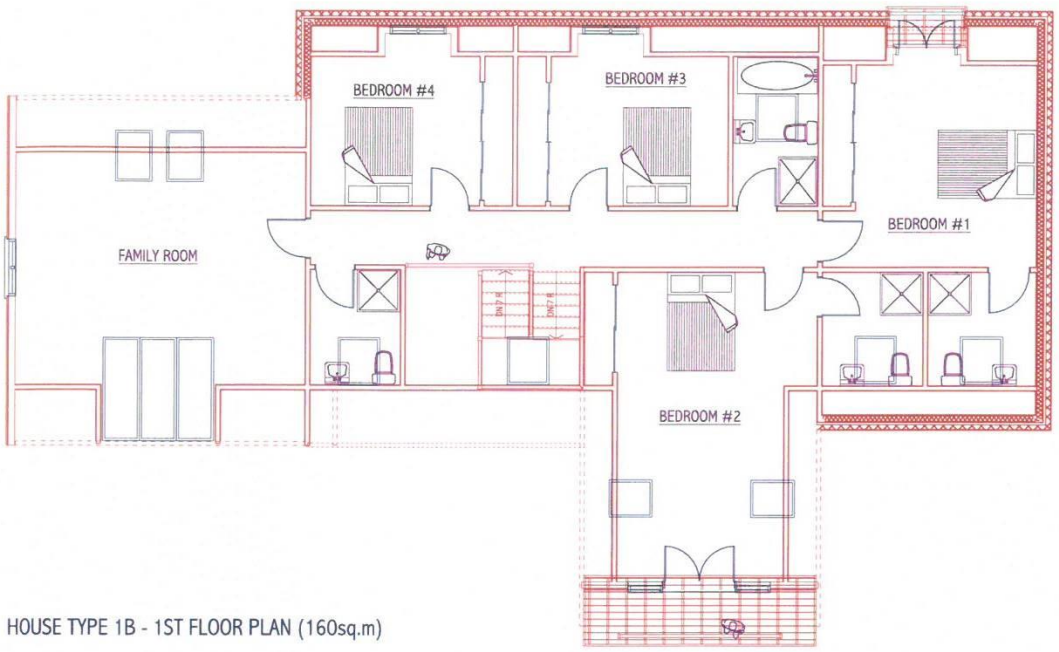
OFFERS
Offers must be submitted in Scottish legal terms to the selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

Views to the East

The now levelled steading from the North West

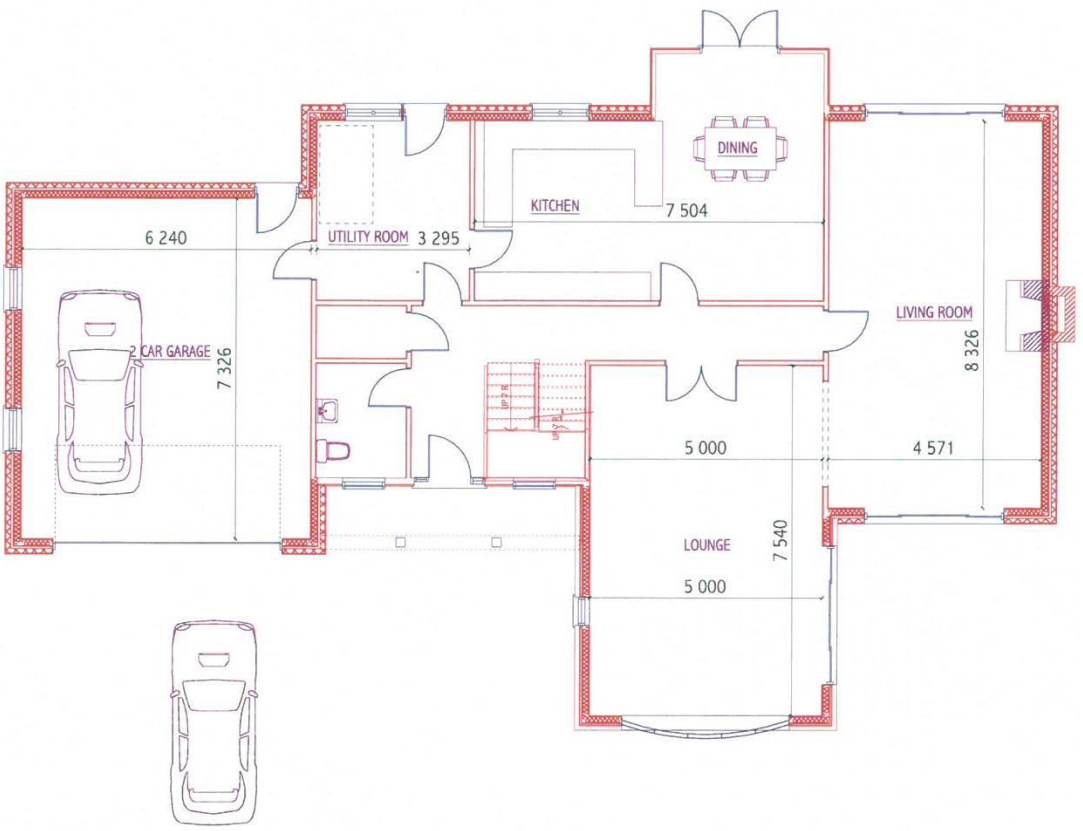

taken into existing SW drain
discharging to River Earn
existing 12" dia. SW drain
existing 12" dia. SW drain
900mm high stone rubble wall
900mm high stone rubble wall
900mm high stone rubble wall
PLOT 6
PLOT 7
PLOT 8
PLOT 3
PLOT 2
PLOT 1
proposed 150mm dia. FW sewer
proposed 150mm dia. SW sewer
proposed 150mm dia. SW drain
proposed 150mm dia. FW sewer
900mm high stone rubble wall
900mm high stone rubble wall
900mm high stone rubble wall
proposed 150mm dia. SW drain
proposed 150mm dia. FW sewer
1.20m high timber post+wire fence
and stock proof hedge
FGL 11.00m
50 metres

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

1 2 3 4 5 METRES



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

1 2 3 4 5 METRES

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TITLE	PROPOSED HOUSING DEVELOPMENT AT JAMESFIELD FARM NEWBURGH
JOB/DRG.NO.	415/
SCALE @ A3	1/100
DATE	16/09/14

· W J BEATSON · ARCHITECT ·
2 ISLAND VIEW, DUNDEE ROAD, PERTH PH2 7HS - tel. 01738 633659

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

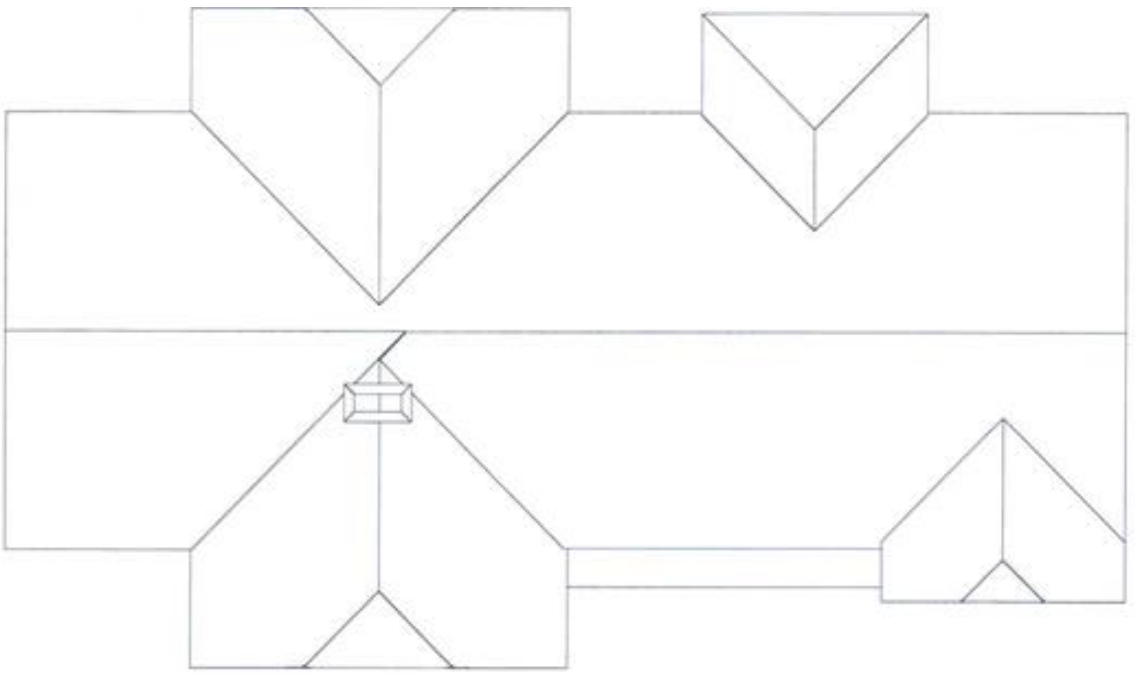
HOUSE TYPE 2B - 1ST FLOOR PLAN (140sq.m)

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

PROPOSED HOUSING DEVELOPMENT
AT JARESFIELD FARM NEWBURGH

J BEATSON · ARCHITECT

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



HOUSE TYPE 3B - GROUND FLOOR PLAN

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

1 2 3 4 5 METRES

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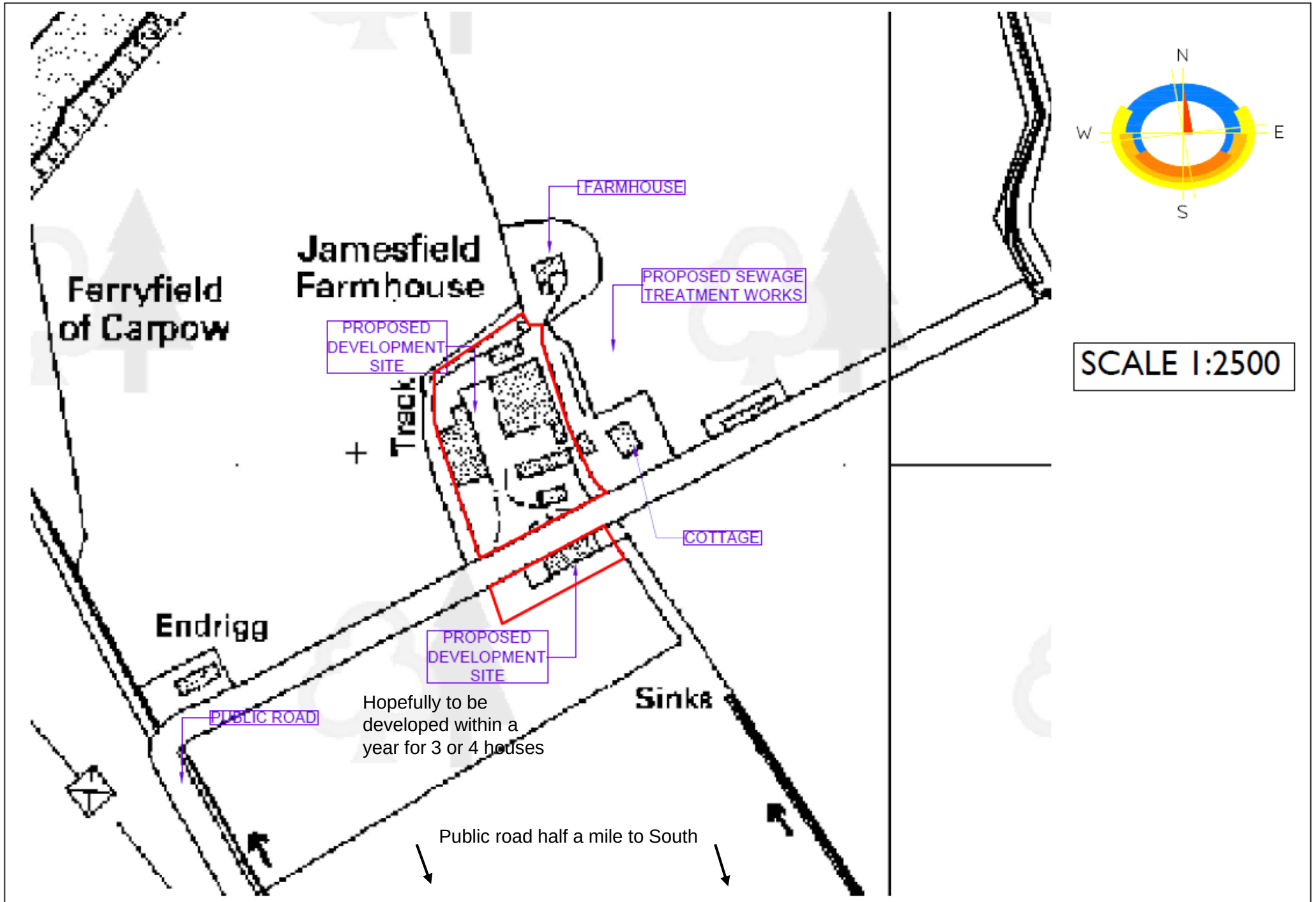
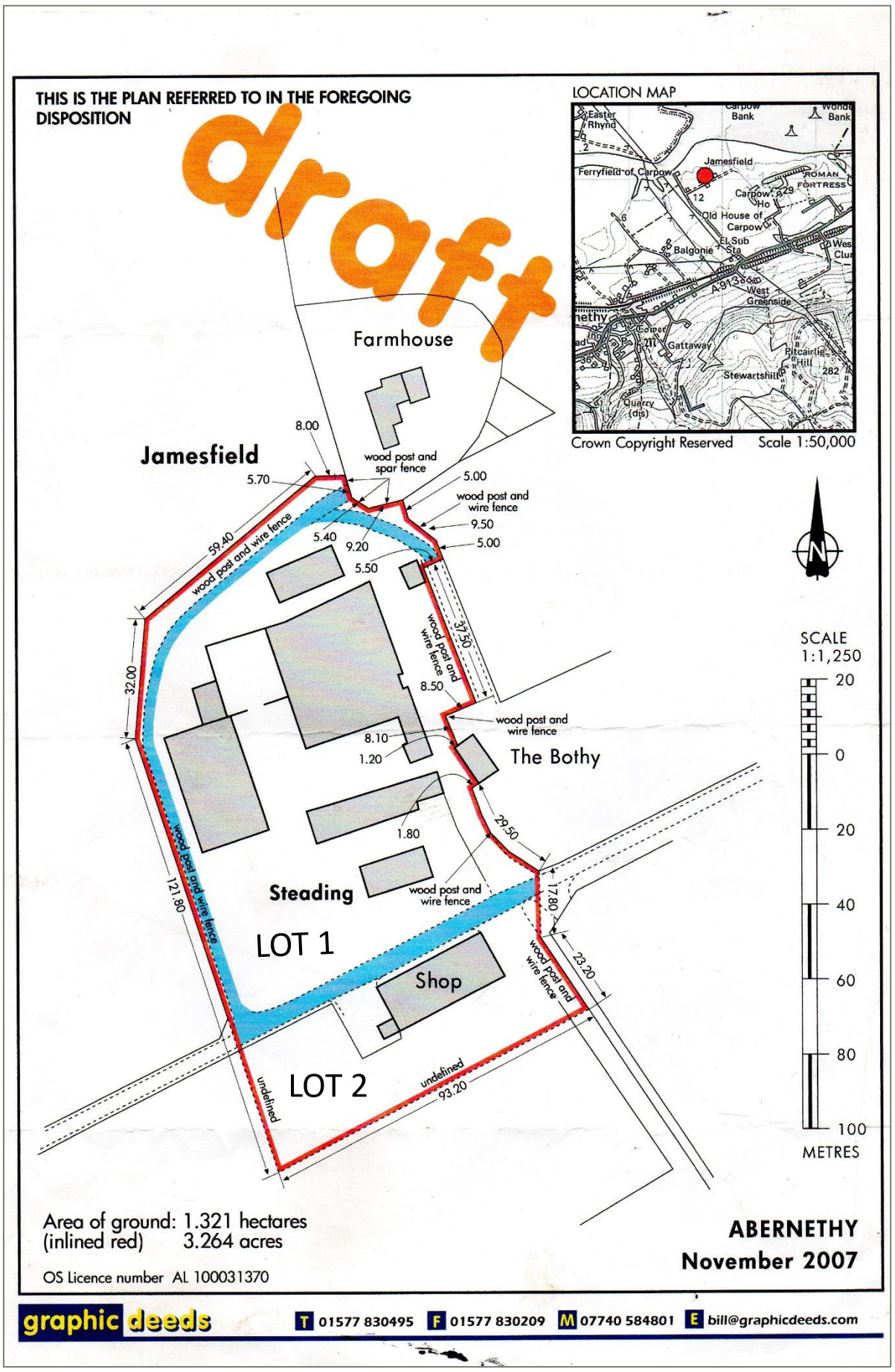
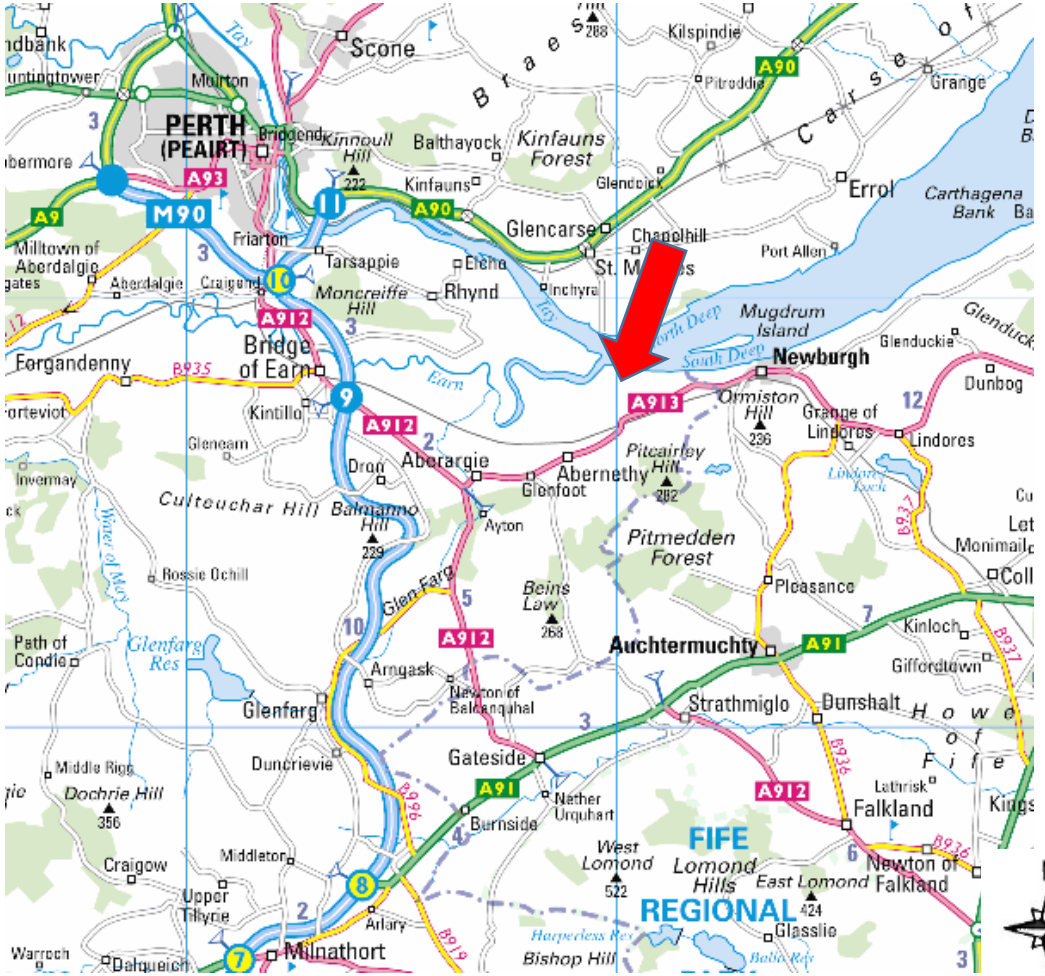
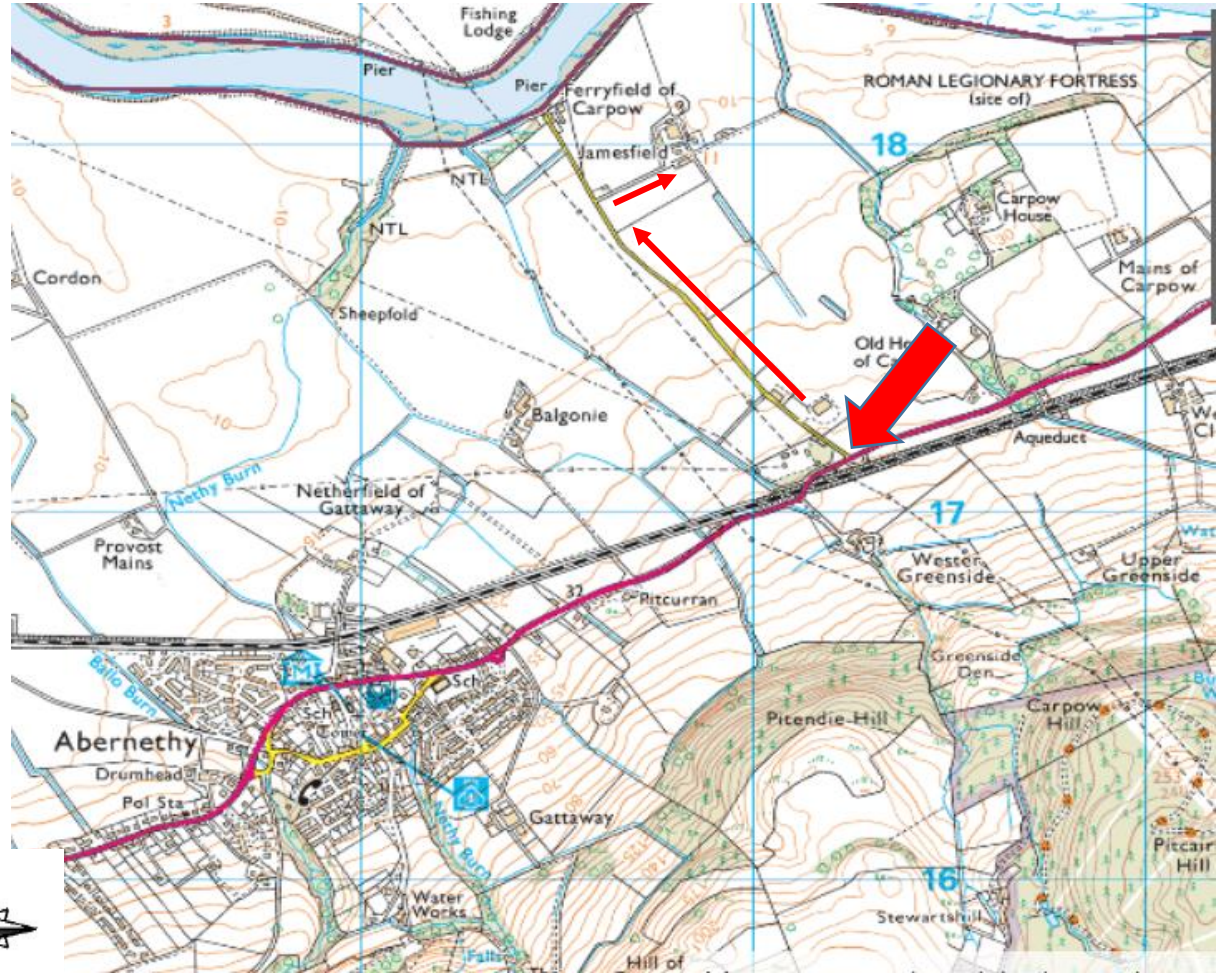
UNCLASSIFIED
PUBLIC ROAD
YARDS AWAY





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

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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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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

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Scotframe Timber Engineering Limited
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