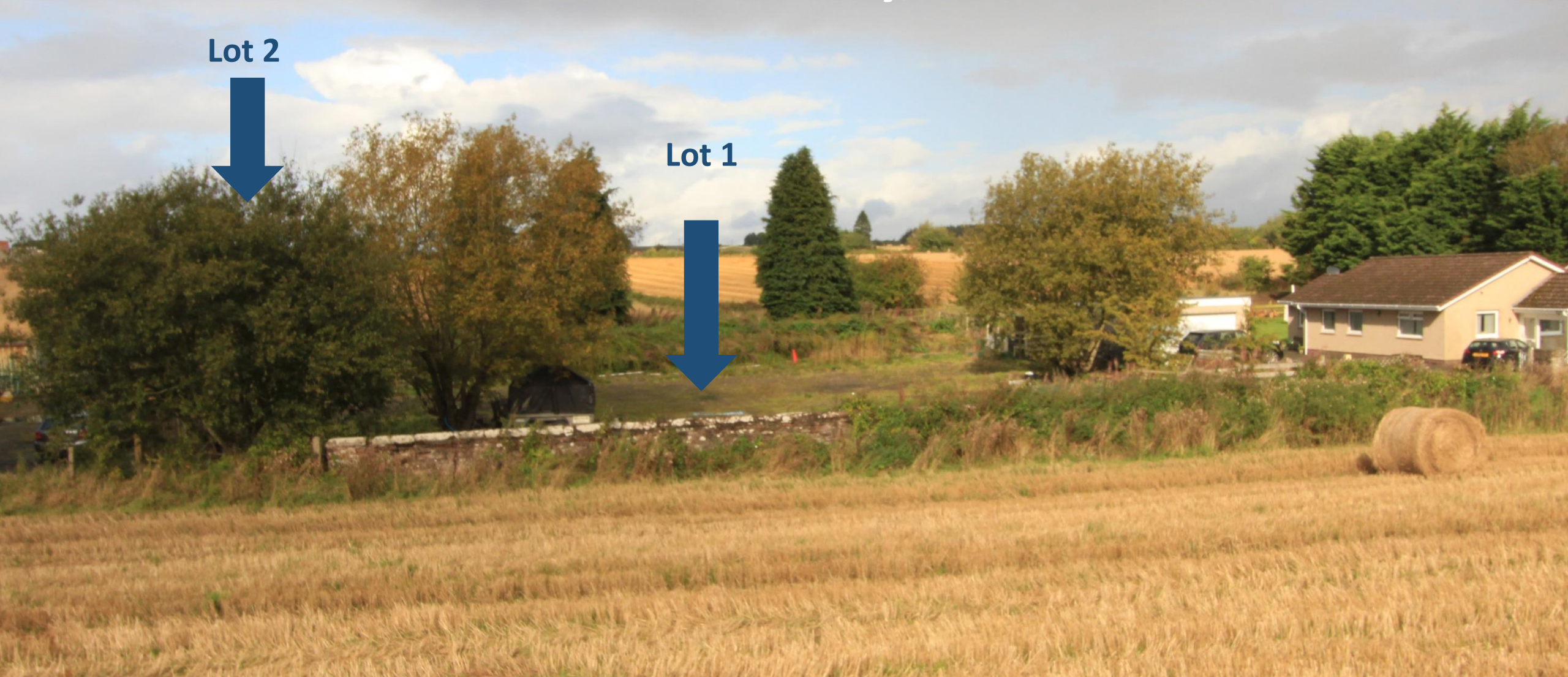


Viewfield, Station Road, Stanley, Perthshire, PH1 4NW

Lot 2



Lot 1



Viewfield, Station Road, Stanley, Perthshire, PH1 3QF

1.02 acre house development site for 2 or 6 houses, subject to planning

A9 4m, Dunkeld 5.5m, Perth 11m, Dundee 29m, Edinburgh 55m, Glasgow 68m

Lot 1 is a 0.54 acre plot (45m x 39m + 33m x 13m) with full planning permission for a one and a half storey, 4 bedroom house (Planning Ref: Perth & Kinross Council, 31 May 2019, 19/00561/FLL). It's designed as a 3 bedroom house with a 1 bedroom 'granny flat'. Ground floor: 170 sq metres. First floor: 50 sq metres. Build costs estimated at approx £200,000 to £250,000 for a top of the range interior with final value estimated at £400,000. Two smaller houses could possibly secure planning consent on this plot.

Lot 2 is a 0.48 acre (59m x 20m + 39m x 20m) plot (enclosed in blue on plan, see page 7) which is available to buy subject to securing planning consent.

Illustrated accommodation

Ground Floor:

Vestibule
Family room/Dining room
Study
Lounge
Kitchen
Summer kitchen
Utility

WC

Bedroom 1 with en-suite bathroom
Bedroom 2 with en-suite shower

First Floor:

Bedroom 3 with en-suite shower room and balcony
Bedroom 4 with en-suite shower room



Lot 1: offers over £90,000

Lot 2: offers over £40,000

As a whole: offers over £120,000

(scope to secure 3 houses subject to securing planning permission)


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



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk



Lot 1 extends northwards to behind the bund and the trees
 Lot 2 lies on the left side of the fence

Lot 1 measures about 0.54 acre (45m x 39m + 33m x 13m)
 Lot 2 measures about 0.48 acre (59m x 20m, 39m x 20m). It has more trees on it and currently fencing materials are stored on it.



South facing view from the proposed house to the field.
 There is a house on the left and Lot 2 lies on the right hand side of the fence.

Seller: Mrs Patsy Duncan

Planning consent

Planning Ref: Perth & Kinross Council, 31 May 2019,
19/00561/FLL

The planning consent and works cost about £20,000. These costs include architects' fees (Greenfield Design, Alloa), a positive sound survey due to the proximity of the railway line (by Charlie Fleming Associates, Fife) and installation of drainage.

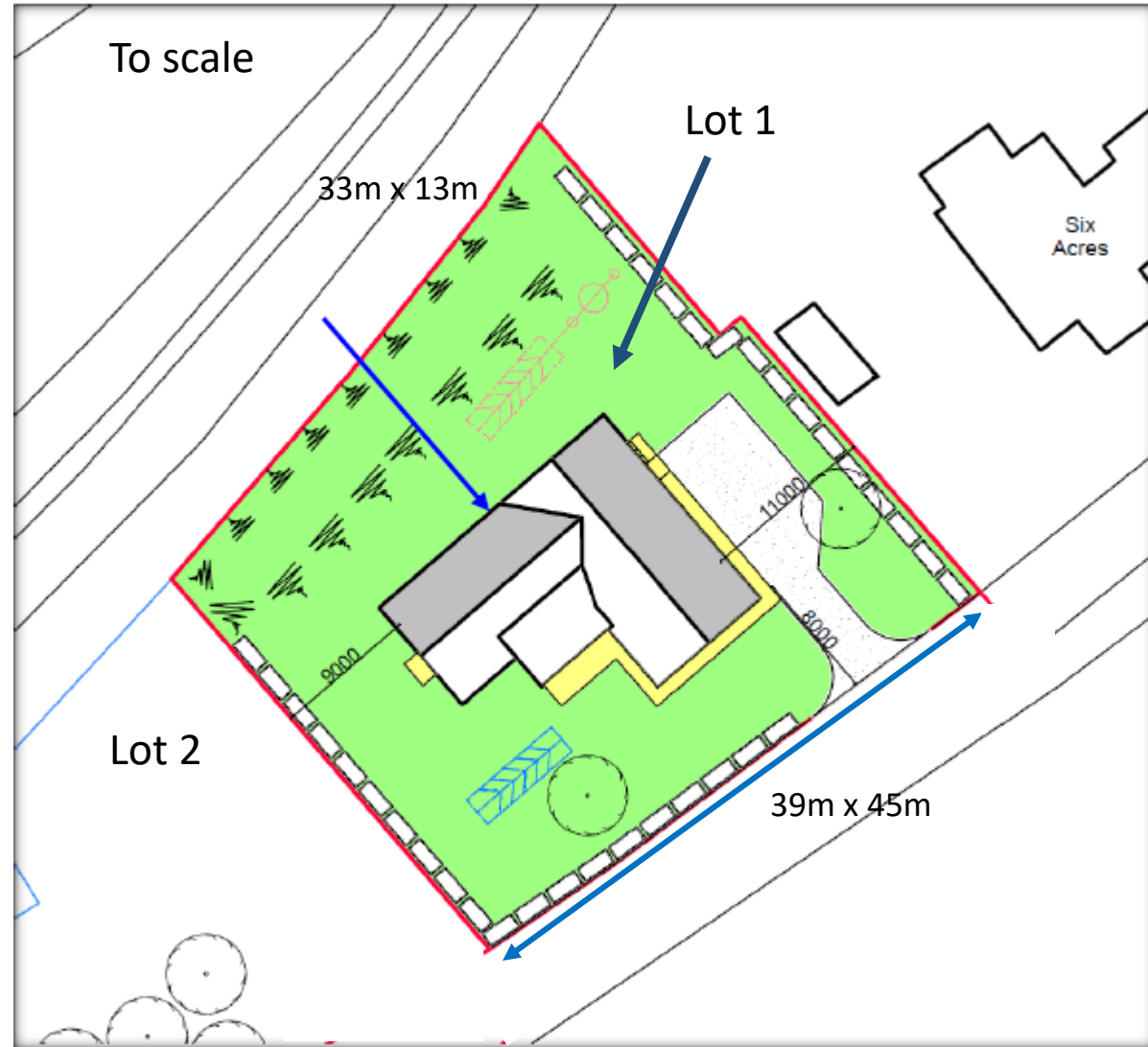
A maximum of 29 trains pass per day at 20 to 40 mph. There are three night-time trains and 26 daytime trains.

The plot was stripped to create a bund on the north edge and it was fenced down its east side with six foot fencing.

The council's fee for transport (£3468.64) has been paid and there are no other fees due.

Amenities

The two plots lie in a very rural location, half a mile to the north east of Stanley and a quarter of a mile to the west of the River Tay. There is scope to have four log houses on Lots 1 & 2 subject to planning consent. This would be ideal for fishing enthusiasts, Air B&B or holidaymakers enjoying riverside walks. Stanley provides basic facilities and a primary school. A new secondary school has been built at Bertha Park, Perth (5.5 miles). Perth (11 miles) provides excellent shops, sporting and cultural facilities and a good night life.



Courtesy Greenfield Design, Alloa

Image shows location of sound survey in relation to proposed house. Railway line is to north west of proposed house.

Decision notice for planning application number: 19/00561/FLL

PERTH AND KINROSS COUNCIL

Mrs Patsy Duncan
c/o Greenfields Design Ltd
John Blair
2B Bank Street
Alloa
FK10 1HP

Pullar House
35 Kinnoull Street
PERTH
PH1 5GD

Date 31 May 2019

Town and Country Planning (Scotland) Acts.

Application Number **19/00561/FLL**

I am directed by the Planning Authority under the Town and Country Planning (Scotland) Acts currently in force, to grant your application registered on 15th April 2019 for planning permission for **Erection of a dwellinghouse** at Land 40 Metres South West Of Six Acres Stanley subject to the undernoted conditions.

Interim Development Quality Manager

Conditions referred to above

1 The development hereby approved must be carried out in accordance with the approved drawings and documents, unless otherwise provided for by conditions imposed by this decision notice.

Reason - To ensure the development is carried out in accordance with the approved drawings and documents.

2 Prior to the commencement of the development hereby approved, details of the glazing and means of ventilation for bedroom windows on the north elevation of the dwelling shall be submitted to and approved in writing by the Planning Authority. The glazing and ventilation shall have a minimum of Rw 30dB Rw+C:Tr. The glazing and ventilation, as approved in writing, shall be implemented as part of the site development and maintained to the satisfaction of the Council as Planning Authority.

Reason - In the interests of residential amenity; to ensure a satisfactory standard of local environmental quality.

3 Prior to the commencement of the development hereby approved, a detailed landscaping and planting scheme for the site shall be submitted for the further written agreement of the Council as Planning Authority. The scheme shall include details of the height and slopes of any mounding or recontouring of the site, full details of all hard landscaping proposals including materials and installation methods and, species, height, size and density of trees and shrubs to be planted. It should also ensure that the non native beech hedge is replaced with a native hedge. The scheme should also ensure that where trees and shrubs are to be planted adjacent to the railway boundary, these should be positioned a minimum distance which is greater than their predicted mature height. The scheme as subsequently approved shall be carried out and completed within the first available planting season (October to March) after the completion or bringing into use of the development, whichever is the earlier, and the date of Practical Completion of the landscaping scheme shall be supplied in writing to the Council as Planning Authority within 7 days of that date. The scheme as agreed and implemented shall thereafter be maintained to the satisfaction of the Council as Planning Authority.

Reason - In the interests of visual amenity and to control leaf fall on the operational railway.

4 Development shall not commence on site until an evaluation for the potential of the site to be affected by contamination by a previous use has been undertaken and, as a minimum, a Preliminary Risk Assessment (Phase 1 Desk Study) has been submitted for consideration and accepted by the Council as Planning Authority. If the preliminary risk assessment identifies the need for further assessment, an intrusive investigation shall be undertaken to identify;

- I. the nature, extent and type(s) of contamination on the site
- II. measures to treat/remove contamination to ensure the site is fit for the use proposed
- III. measures to deal with contamination during construction works
- IV. condition of the site on completion of decontamination measures.

Prior to the completion or bringing into use of any part of the development the measures to decontaminate the site shall be fully implemented in accordance with the scheme subsequently agreed by the Council as Planning Authority. Verification that the scheme has been fully implemented must also be submitted to the Council as Planning Authority.

Reason - In order to deal with any potential contamination of the site as a result of its former use.

5 Prior to the commencement of the development hereby approved, details of a 1.8m high trespass proof fence adjacent to Network Rail's boundary shall be submitted to and approved in writing by the Planning Authority in consultation with Network Rail. The scheme, as approved in writing shall be implemented prior to the completion or bringing into use of the development and shall be retained to the satisfaction of the Council as Planning Authority.

Reason - In the interests of public safety and the protection of Network Rail infrastructure.

6 Prior to the commencement of development hereby approved, details of the location and specification of a swift brick and bat brick on the house shall be submitted for the further written agreement of the Council as Planning Authority. Thereafter, the swift brick and bat brick shall be installed in accordance with the agreed details prior to the occupation of the relevant residential unit.

Reason - In the interests of protecting environmental quality and of biodiversity.

7 The stove shall be installed, operated and maintained in full accordance with the manufacturer's instructions and shall not be used to burn fuel other than that approved for use by the manufacturer of the appliance as detailed in the information supporting this permission.

Reason - In the interests of residential amenity; to ensure a satisfactory standard of local environmental quality.

Justification

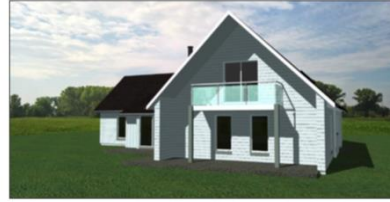
The proposal is in accordance with the Development Plan and there are no material reasons which justify departing from the Development Plan.

Informatives

- 1 This planning permission will last only for three years from the date of this decision notice, unless the development has been started within that period (see section 58(1) of the Town and Country Planning (Scotland) Act 1997 (as amended)).
- 2 Under section 27A of the Town and Country Planning (Scotland) Act 1997 (as amended) the person undertaking the development is required to give the planning authority prior written notification of the date on which it is intended to commence the development. A failure to comply with this statutory requirement would constitute a breach of planning control under section 123(1) of that Act, which may result in enforcement action being taken.
- 3 As soon as practicable after the development is complete, the person who completes the development is obliged by section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended) to give the planning authority written notice of that position.
- 4 No work shall be commenced until an application for building warrant has been submitted and approved.
- 5 Details of all changes in ground levels, laying of foundations, and operation of mechanical plant in proximity to the railway line must be submitted to Network Rail's Asset Protection Engineer for approval prior to works commencing on site. Where any works cannot be carried out in a "fail-safe" manner, it will be necessary to restrict those works to periods when the railway is closed to rail traffic i.e. by a "possession" which must be booked via Network Rail's Asset Protection Engineer and are subject to a minimum prior notice period for booking of 20 weeks. The applicant should be aware of the contact details contained within Network Rail's consultation response dated 29 April 2019.



SOUTH PERSPECTIVE ... NTS



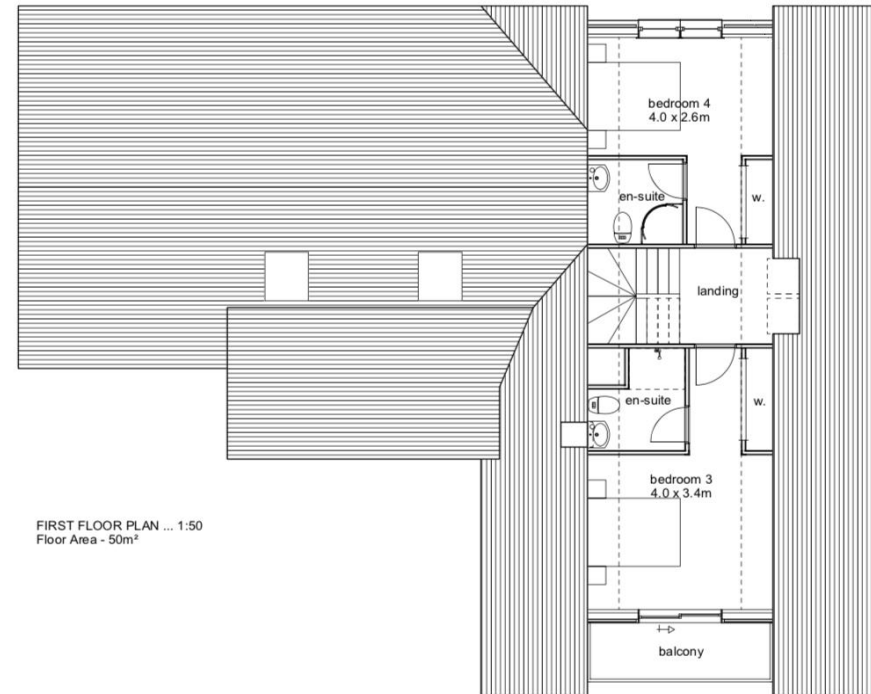
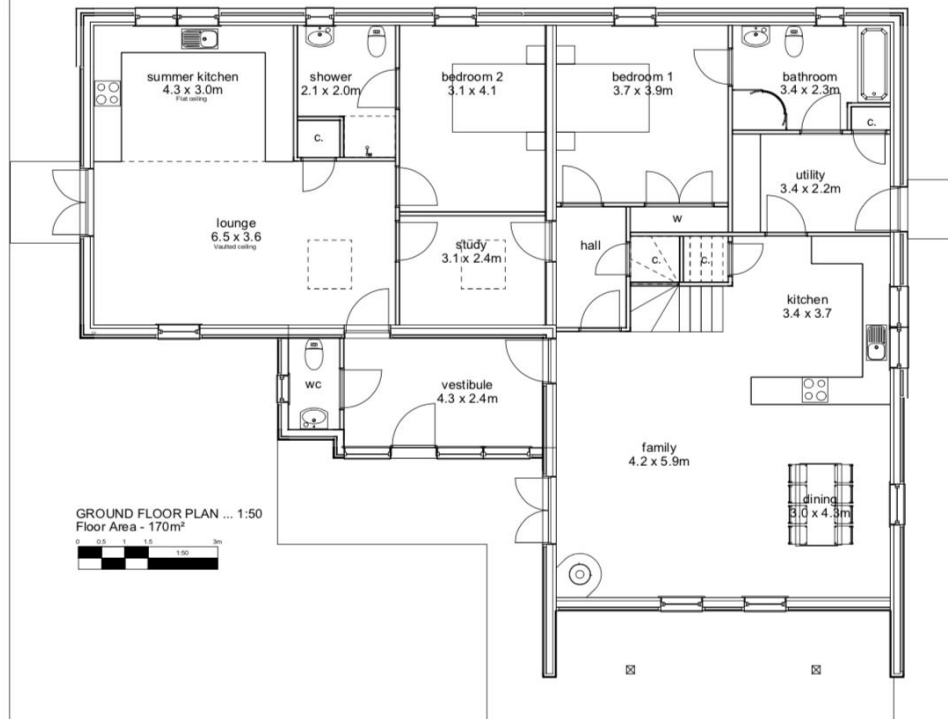
EAST PERSPECTIVE ... NTS



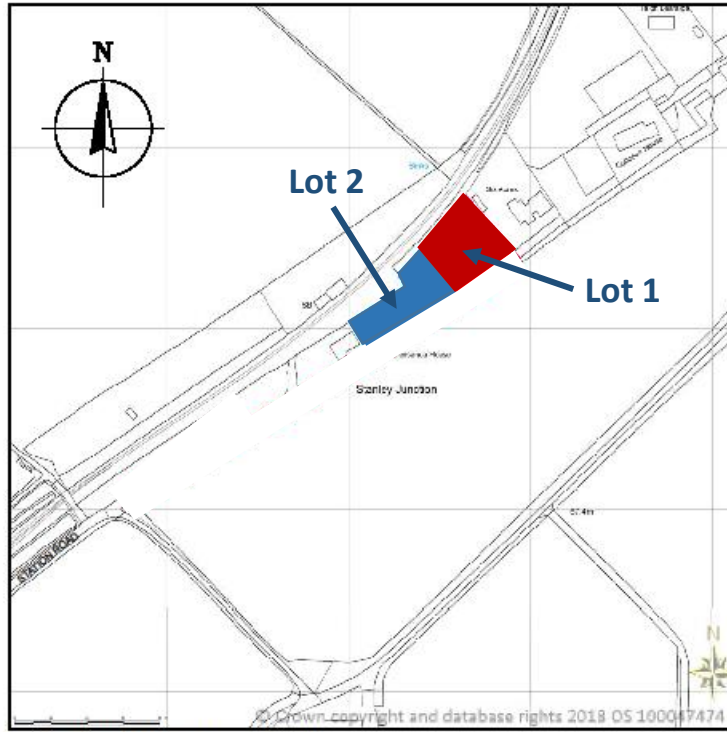
NORTH PERSPECTIVE ... NTS



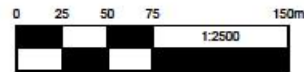
WEST PERSPECTIVE ... NTS



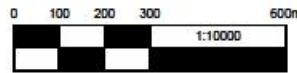
Rev. B - Vestibule amended	JB	12/09/18
Rev. A - Layout amended	JB	11/09/18
01/09/2018	NT	24/15
Greenfields Design Ltd. architectural and construction design services		
28 Bank Street, Alton, Cheshire, Lancashire PO16 1AP Tel: 01293 216000 Fax: 01293 223571 email: info@greenfieldsdesign.co.uk		
Title - Concept Design Project - Mrs P Duncan Ref: ALN to Six Acres Stanley		
Scale: 1:50	Drawn: JB	
File: 24/09/2018	Project: 11632 - OTV	
Rev: A1	Drawn: Duncan	



LOCATION PLAN... 1:2500



LOCATING PLAN... 1:10,000



REVISION INT DATE

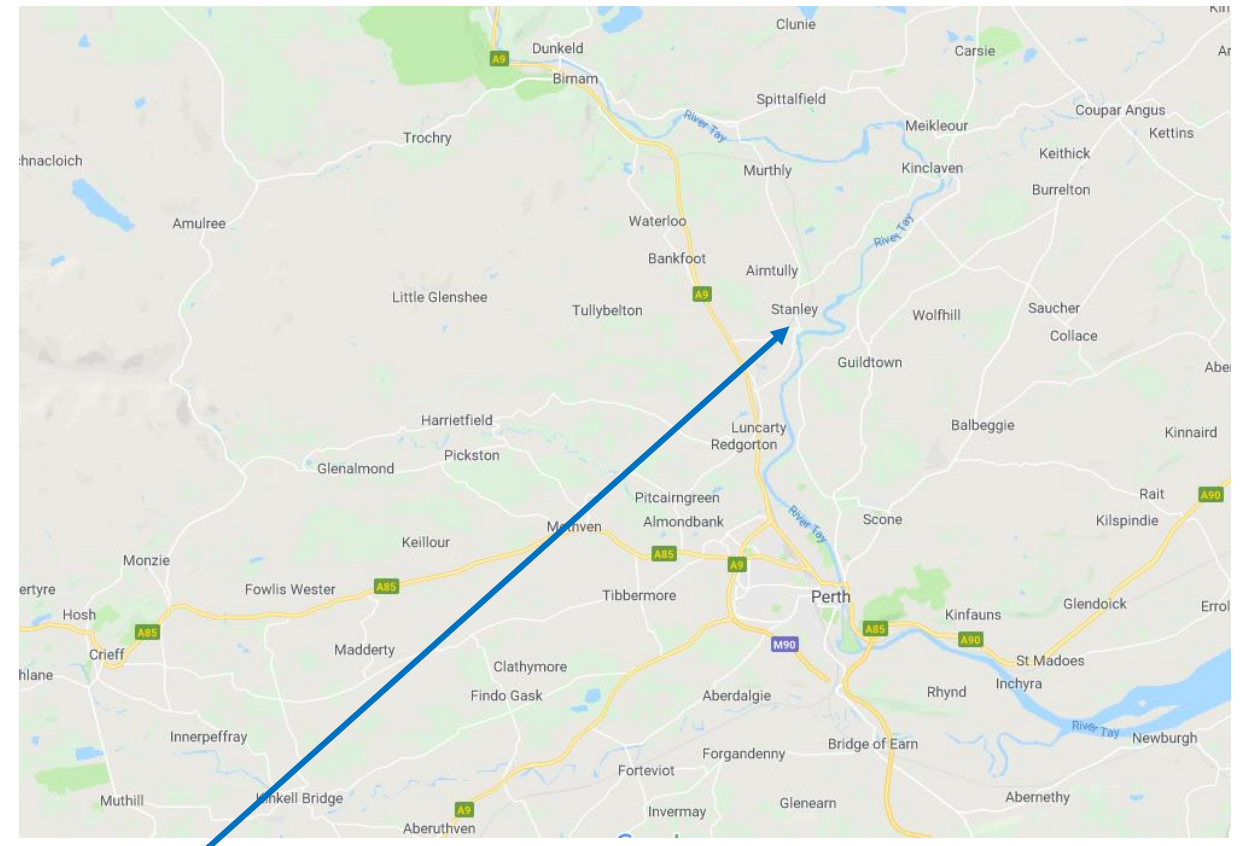
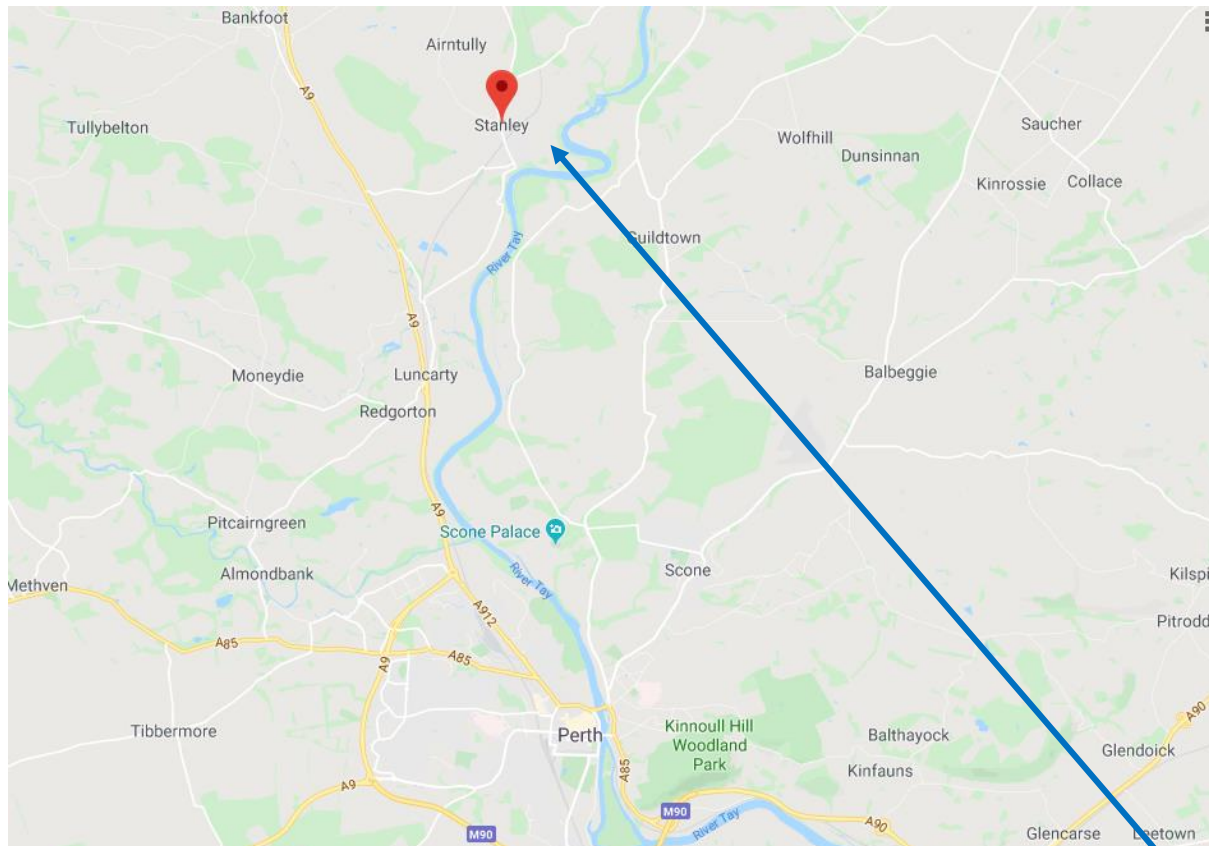


Greenfields Design Ltd.
architectural and timberframe design consultants

26 Bank Street, Alloa, Clackmannanshire FK10 1HP
tel. 01259 216500 fax. 0870 1231571
email. gfd@greenfieldsdesign.co.uk

Title - LOCATION PLAN
Project - Mrs P Duncan
Plot Adj. to Six Acres
Stanley

SCALE	1:2500	DRAWN BY	JB
DATE	02/10/2018	DRAWING NO.	11632-13
SHEET	A3	PROJECT NAME	Dunc1



Viewfield, Station Road, Stanley, PH1 3QF

Directions

From Perth: Head north on the A9 (currently being upgraded to dual carriageway which will improve access to Perth). Take the B8063/B9099 exit towards Stanley/Luncarty, continue on Main Rd/B9099 of 3 miles. Once in Stanley turn on

to Russell Street which is 4th on the right. Continue to the end of Russell Street then turn left on to Mill Street, take the first right onto Station Road and continue for 0.3 miles and the plot will be on your left.

From the north: Head south on the A9

towards Perth. Then take the exit towards Bankfoot. Take the first left and follow the road for 3.1 miles then turn right onto the B9099. Follow this road into Stanley and take the first left on to Mill Street. Then take the first left onto Station Road and continue for 0.3 miles and the plot will be on your left.

Viewing and registering an interest

Viewers is strictly by appointment with the selling agents who will arrange a site meeting with the owner. 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.



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk



HOUSE BUILDERS

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

S Ewing and Sons Ltd
Jordan Ewing
5/6 Oakley Industrial Estate
Carnock Rd
Dunfermline
KY12 9QB
0808 100 2092
jordan@sewingandsons.co.uk

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

Hillfoot Homes Ltd
Paul Edney
The Roundel
Hillfoots Farm
Dollar
Clackmannanshire

FK14 7PL
01259 740000
pauledney@hotmail.com
www.hillfoothomes.com

Colorado Group
Gary Gibson
Wood Road
Rosyth
KY11 2EA
01383 427440

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 or sell it.

TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland
1 Wilderhaugh
Galashiels
TD1 1QJ
01896 752271
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