



**Wellsies Farm Steading, Whitelea Road, Burrelton,
near Coupar Angus, Perthshire, PH13 9NY**

Wellsies Farm Steading, Whitelea Road, Burrelton, near Coupar Angus, Perthshire, PH13 3NY

Coupar Angus 2m, Perth 11m, Dundee 17m, Forfar 19m, Edinburgh 54m, Aberdeen 70m, Glasgow 72m

Farm steading with planning permission to demolish existing shed and erect four new houses

Opportunity to buy a farm steading, that has planning permission to demolish the existing shed and build 4 new-build houses. The plans for the houses that have been granted planning consent are shown. Planning permission has been granted for three 4-bedroom houses and one 3-bedroom house.

There is a field lying to the west of the steading extending to 4.33 acre which is available with the four plots.

The plots could, alternatively, be sold off individually as serviced plots.

The front cover photo shows the shed which is to be demolished and replaced with four houses.



OFFERS OVER: £275,000 for Steading

OFFERS OVER: £8000/acre for Additional Land up to 3.44 acres



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

Situation

Wellsies Farm Steading is located just outside the small Scottish village of Burrelton. Burrelton is located about 12 miles north east of Perth and 17 miles from Dundee. The village has a small local shop, a post office, an hotel (with restaurant and bar), butchers and a garage/motor dealership. There is also the local primary school, Burrelton Primary School. There is a choice of secondary schools available in Perth, or at Blairgowrie High School. The towns of Coupar Angus and Blairgowrie are easily accessible, with regular bus routes passing through Burrelton.

Planning consent

There is planning consent on the site, from Perth and Kinross Council, to remove the existing building and erect 4 houses (Ref: 11/02044/FLL).

Roads and services

The access road will require passing places and a bus stop at the road end. 2015 estimates for mains electricity is £8436 and mains water is £6161 but updates have been requested. The planning consent 11/02044/FLL has been approved in 2012. Works were started and Perth & Kinross Council have accepted that the consent has been triggered. There are no financial contributions required for education, roads, low cost housing etc.

Nearby core path and farm road

There is a core path to the north of the tree belt that lies to the north of the steading. This can be used for walking to Burrelton Primary School and as an access to local walks in the countryside.



Views to the west (which is for sale)



Views to the north east from the nearby core path

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 07711 561 814 (evenings and weekends).

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 eastward from the site



Views to the northeast of the site



Views to the east



Views to the south



The roadway southwards

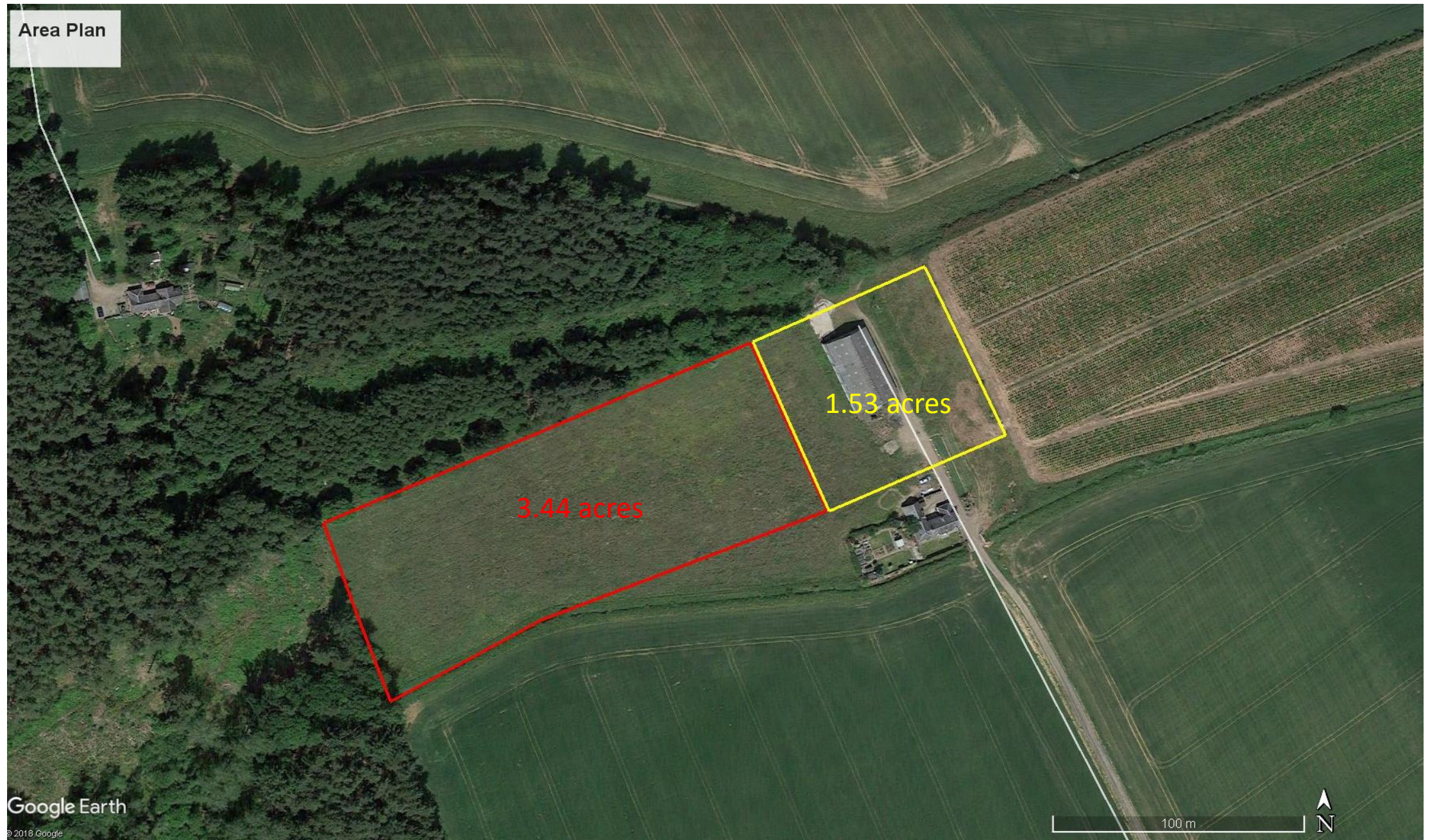


Views to the east



Proposed Site Plan

Area Plan



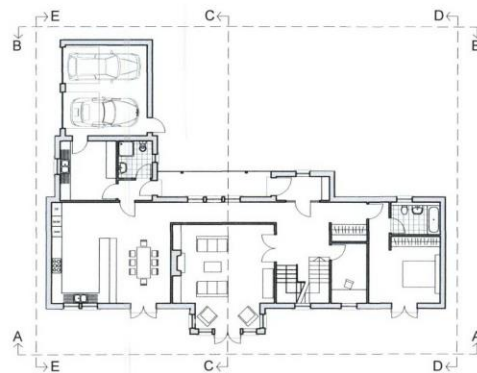
Area Plan

Notified Neighbour:
Mr A Lisle (Owner)
Forest Gate
Leystone
Burrillon
PH13 9ND

Notified Neighbour:
Mr W Henderson (Owner)
Laxton Farm
Burrillon



Location plan



Materials & Finishes

1. Everest Weatherboarding, Ref: S11 Beige Yellow.
2. Gutters & downpipes grey uPVC.
3. Cast stone sills, light brown. (Haddonstone 'Coade 05').
4. Natural slate roof.
5. Timber to be painted with Farrow & Ball exterior eggshell 'Green Smoke'.
6. Reclaimed random rubble stonework.
7. Cream wet dash render.
8. Double glazed timber windows and patio doors, painted, colour Farrow & Ball exterior eggshell 'Green Smoke'.
9. Double glazed roof lights.
10. Clear finished timber up-and-over garage doors (Hormann 'Castor' or similar).



Section / Elevation C-C



Elevation A-A



Elevation D-D



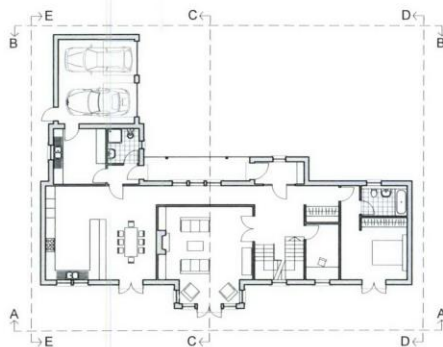
Elevation B-B



Elevation E-E

Proposed house for plot 1

Revision	Description	Date
1	Principle Copy / Copy of Principle Copy	
2	Sign: <i>Wellwood Leslie</i>	
3	For Wellwood Leslie Architects	
<small>All works to be in accordance with the Building Regulations & Local By Laws. All dimensions to be checked by Contractors on site prior to construction. All new drainage to be laid to the satisfaction of the Drainage Inspector. All electrical works to be in accordance with current I.E.E. Regulations. DO NOT SCALE</small>		
 WELLWOODLESLIE Chartered Architects Fort Street House, 63 Fort Street, Broughty Ferry, Dundee, DD5 2AB Tel: 01382 778820 Fax: 01382 731813 E-mail: admin@wellwoodleslie.com		
Client Robert Morris & Son Ltd		
Project Wellsies Farm, Burrelton nr Coupar Angus		
Drawing Title House 1 Proposed Elevations		
Scale 1:100	Date 21.08.06	Drawn By CM
Job No. 3353	Dwg No. P02	Rev A



- Materials & Finishes**
1. Element Weatherboarding, Ref: S11 Beige Yellow.
 2. Gutters & downpipes grey uPVC.
 3. Cast stone sills, light brown. (Haddonstone 'Coads 05').
 4. Natural slate roof.
 5. Timber to be painted with Farrow & Ball exterior eggshell 'Green Smoke'.
 6. Reclaimed random rubble stonework.
 7. Cream well dash render.
 8. Double glazed timber windows and patio doors, painted, colour Farrow & Ball exterior eggshell 'Green Smoke'.
 9. Double glazed roof lights.
 10. Clear finished timber up-and-over garage doors (Hormann 'Castor' or similar).



Section / Elevation C-C



Elevation A-A



Elevation D-D




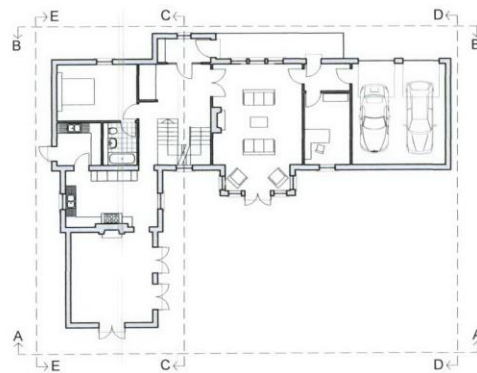
Elevation B-B



Elevation E-E

Proposed house for plot 2

Revision	Description	Date
	Principle Copy / Copy of Principle Copy	
	Signed: <i>Wellwood Leslie</i>	
	For Wellwood Leslie Architects	
<small>All works to be in accordance with the Building Regulations & Local Bye Laws. All drawings to be checked by Contractor on site prior to construction. All new drainage to be laid to the satisfaction of the Drainage Inspector. All electrical works to be in accordance with current IEE Regulations.</small>		
DO NOT SCALE		
 WELLWOODLESLIE Chartered Architects Fort Street House, 63 Fort Street, Broughy Ferry, Dundee DD5 2AB Tel: 01382 778823 Fax: 01382 731813 E-mail: admin@wellwoodleslie.com		
Client: Robert Morris & Son Ltd.		
Project: Wellsies Farm, Burrelton nr Coupar Angus		
Drawing Title: House 2 Proposed Elevations		
Scale: 1:100	As Issued: 21.08.06	Drawn by: CM
Job No: 3353	Dwg No: P04	Rev: A



Materials & Finishes

1. External Weatherboarding, Ref. S11 Beige Yellow.
2. Gutters & downpipes grey uPVC.
3. Cast stone sills, light brown. (Laddystone 'Coade 05').
4. Natural slate roof.
5. Timber to be painted with Farrow & Ball exterior eggshell 'Green Smoke'.
6. Reclaimed random rubble stonework.
7. Cream wet dash render.
8. Double glazed timber windows and patio doors, painted, colour Farrow & Ball exterior eggshell 'Green Smoke'.
9. Double glazed roof lights.
10. Timber up-and-over garage doors (Hormann 'Caxton' or similar), painted, colour Farrow & Ball exterior eggshell 'Green Smoke'.



Section / Elevation C-C



Elevation A-A



Elevation D-D




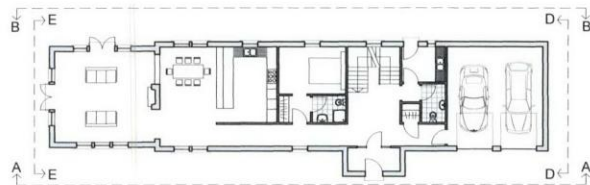
Elevation B-B



Elevation E-E

Proposed house for plot 3

Revision	Description	Date
Principle Copy / Copy of Principle Copy Signed: <i>Wellwood Leslie</i> For Wellwood Leslie Architects		
<small> All works to be in accordance with the Building Regulations & Local Plan Lists. All dimensions to be checked by Contractors on site prior to construction. All new drainage to be sent to the satisfaction of the Drainage Inspector. All electrical works to be in accordance with current BS Regulations. DO NOT SCALE. </small>		
 <p> WELLWOOD LESLIE Chartered Architects Fort Street House, 63 Fort Street, Broughy Ferry, Dundee, DD5 2AB Tel: 01382 778829 Fax: 01382 731813 E-mail: admin@wellwoodleslie.com </p>		
Client: Robert Morris & Son Ltd.		
Project: Wellsies Farm, Burrelton nr Coupar Angus		
Drawing Title: House 3 Proposed Elevations		
Scale: 1:100	Drawn By: CM	Date: 21.08.06
Job No. 3353	Dwg No. P06	Rev A

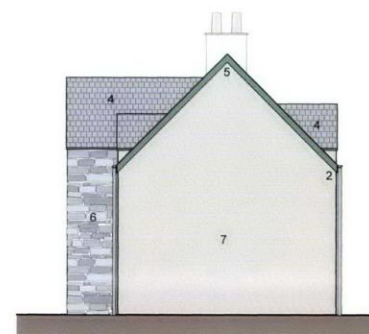


Materials & Finishes

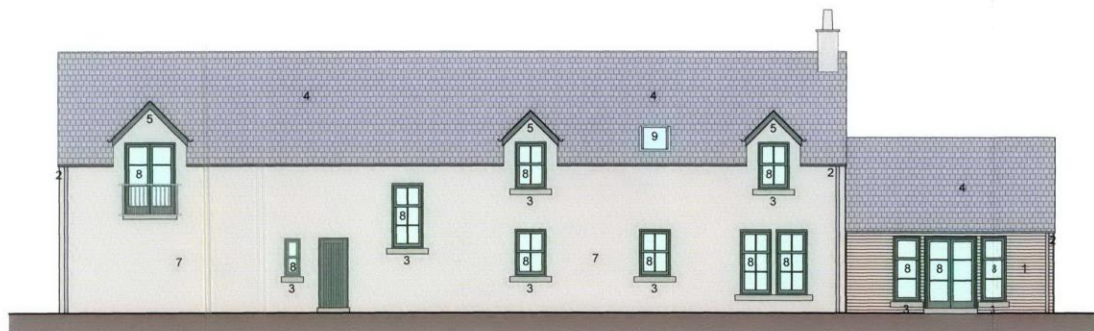
1. Elemit Weatherboarding Ref: S11 Beige Yellow.
2. Gutters & downpipes grey uPVC.
3. Cast stone sills, light brown. (Haddonstone 'Coad' 05).
4. Natural slate roof.
5. Timber to be painted with Farrow & Ball exterior eggshell 'Green Smoke'.
6. Reclaimed random rubble stonework.
7. Cream wet dash render.
8. Double glazed timber windows and patio doors, painted, colour Farrow & Ball exterior eggshell 'Green Smoke'.
9. Double glazed roof lights.
10. Timber up-and-over garage doors (Hormann 'Cantur' or similar), painted, colour Farrow & Ball exterior eggshell 'Green Smoke'.



Elevation A-A



Elevation D-D



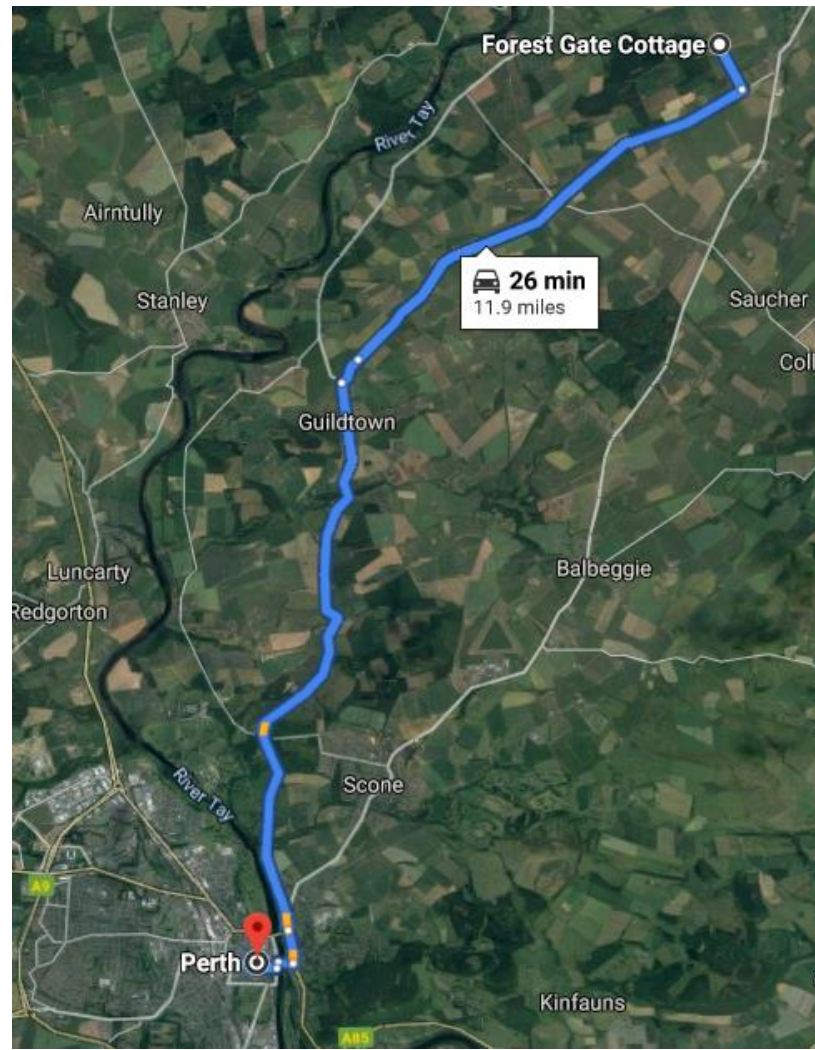
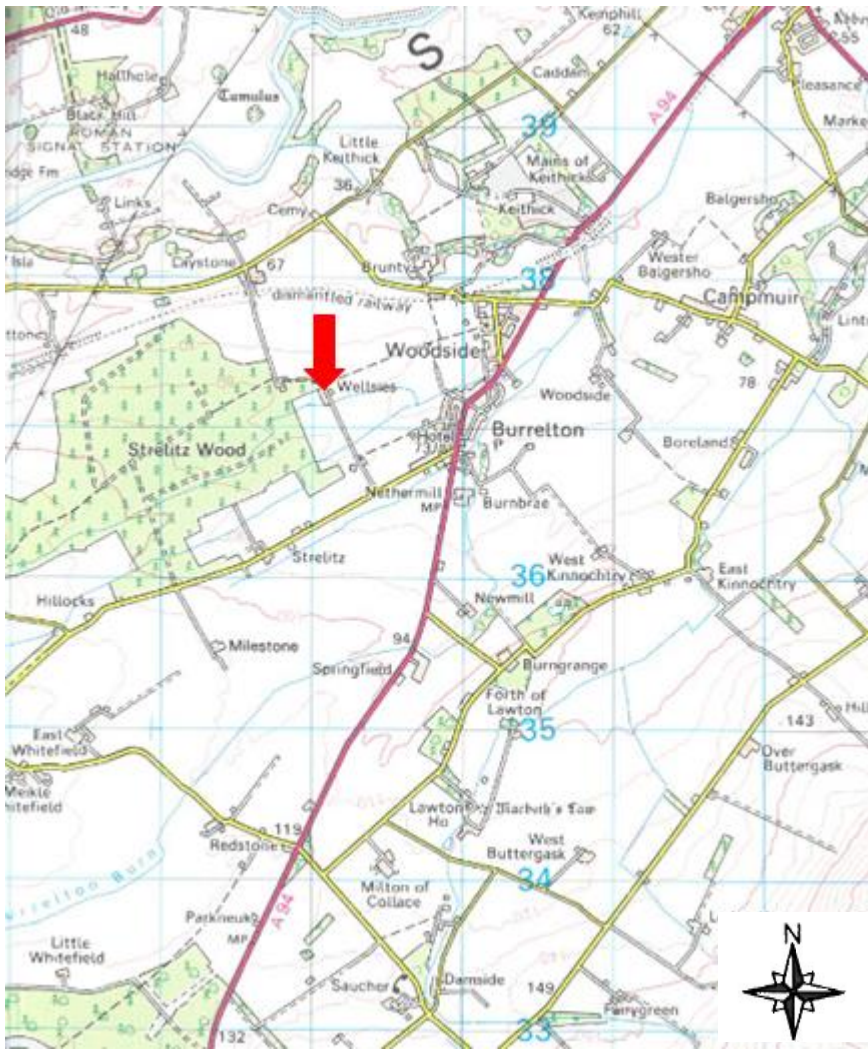
Elevation B-B



Elevation E-E

Proposed house for plot 4

Revision	Description	Date
<p>Principle Copy / Copy of Principle Copy</p> <p>Signed: <i>Wellwood Leslie</i></p> <p>For Wellwood Leslie Architects</p> <p>All works to be in accordance with this Building Regulations & Local Bye Laws.</p> <p>All dimensions to be checked by Contractors on site prior to construction.</p> <p>All new drainage to be laid to the satisfaction of the Drainage Inspector.</p> <p>All electrical works to be in accordance with current I.E.E. Regulations.</p> <p>DO NOT SCALE</p> <p>© The contents of this drawing are the intellectual property of Wellwood Leslie Chartered Architects.</p>		
<p>WELLWOOD LESLIE Chartered Architects</p> <p>Fort Street House, 63 Fort Street, Broughty Ferry, Dundee, DD5 2AB Tel: 01382 778829 Fax: 01382 731813 E-mail: admin@wellwoodleslie.com</p>		
<p>Client Robert Morris & Son Ltd.</p>		
<p>Project Wellsies Farm, Burrelton nr Coupar Angus</p>		
<p>Drawing Title House 4 Proposed Elevations</p>		
Scale 1:100	Drawn By CAM	Drawn By CAM
Job No. 3353	Drawn No. P08	Rev A



LOCATION PLANS

Plans produced by permission of ordnance survey License No. 1000011808

Directions

From Edinburgh, cross the Queensferry Crossing (M90), continue on the M90 to Perth and take junction 11 off the M90. Follow the signs for Coupar Angus through Perth and Scone, on the A94. Once you get to the village of Burrelton take the first left on to Whitelea Road. Take the first right on Whitelea Road and continue up the farm road until you reach the current house and shed.

From Dundee, exit Dundee going south on the A90, continue on the A90 exiting at the Inchtute junction onto the B953 and continue along the road. At the end of the road turn left on to the A94 in to Burrelton village. Travel through Burrelton and take the last right just before you leave the village on to Whitelea Road. Take the first right on Whitelea Road and continue up the farm road until you reach the current house and shed.

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