



THE NEUK HOUSE PLOTS

LUNDIE | BY DUNDEE



RETTIE





THE NEUK HOUSE PLOTS

LUNDIE, BY DUNDEE DD2 5PA

Four superior rural house plots quietly situated amongst undulating countryside.

Detailed planning consent for contemporary country houses (Ref: 16/00468/FULL).

Option of 2.3 acre paddock with plots 2 or 3.

Stone-built coach house with plot 1.

Option of 0.5 acre paddock with plot 1

Situated in the heart of the former Kinpurnie Estate close to Newtyle, Lundie, Piperdam and within 15 minutes of Dundee.

Note:- a number of the images are Computer Generated Images.



SITUATION

The Neuk House Plots are situated in the heart of the former Kinpurnie Estate, a short distance east of Thripley House and the neighbouring 'Round Loch'. The surrounding countryside is characterised by quiet minor public roads neighbored by undulating farmlands interspersed with woodlands and lochs.

The B923 public road that connects Dundee and the Kingsway with Newtyle is about a mile to the east and the A923 road that connects Dundee and the Kingsway to Coupar Angus and beyond is about 5 miles to the west.

The surrounding countryside offers a range of outdoor recreational opportunities augmented by the growing cultural attractions and general retail and leisure facilities of Dundee. The Angus Glens are a short distance to the north-east.

Nearby Newtyle village has an active community life and services include Village Shop, Butchers, Pub and Hotel. Secondary schooling is available in both Kirriemuir and Monifeith as well as private schooling at Dundee High School. Piperdam Resort has further leisure facilities.

GENERAL DESCRIPTION

The Neuk plots are situated on the site of a former farm steading, amongst undulating farmlands in a quiet rural setting.

The buildings have been cleared and the sites of the 4 plots have been levelled. Detailed planning consent (Ref: 16/00468/FULL) was awarded on 14 June 2016. Further details on the planning consent and the plans pertaining thereto can be found at the planning portal of Angus Council – www.angus.gov.uk.

The consented house types are to a contemporary design by Dualchas Architects. Purchasers will be able to re-apply for planning consent for their own design if desired. The consented house types range from four to six bedrooms in size with external walls of both rendered blockwork or alternatively horizontal rainscreen larch and roofs of either slate or profiled sheeting. The consented house types detail the following accommodation:

Plot 1: Open plan Kitchen/Living/Dining Room, Sun Room, Utility Room, WC, Bedroom 1 with en-suite, Bedroom 2, Bedroom 3, Shower Room, Bedroom 4, Bedroom 5, Bathroom, Study, Bedroom 6 with en-suite.

Plot 2: Open plan Kitchen/Dining/Living Room, Bedroom 1 with en-suite, Bedroom 2, WC, Store, Utility Room, Larder, Plant Room, Bedroom 3, Bathroom, Bedroom 4.

Plots 3 & 4: Open plan Kitchen/Dining/Living Room, Bedroom 1 with en-suite, Bedroom 2, WC, Utility Room, Larder, Plant Room, Bedroom 3, Bathroom, Bedroom 4.

Outstanding Works to be Completed by Seller

- Access road and access track within the site to be levelled and blinded with crushed and type 1 material.
- Electricity supply to be installed with individual supply to each plot.
- Mains water pipe to be installed to each plot. Final connection by mutual agreement.



Additional Property:

Plot 1: The purchaser of Plot 1 will be given the option NOT to acquire the stone-built Coach House if desired. The purchaser of Plot 1 will be given the option to acquire the paddock to the south of Plot 1, extending to about 0.5 acres at a price of £10,000 plus VAT.

Plots 2 & 3: The buyer(s) of Plots 2 and 3 will be given the option to acquire the paddock/s to the west of Plots 2 and 3, extending to about 2.3 acres in all and at a price of £20,000 plus VAT - on a pro-rata basis if appropriate.

VAT

The subjects of sale have been opted to tax for VAT. The buyers of the paddocks will be responsible for paying VAT on the agreed value of the paddocks. We have been advised that VAT will not be chargeable on the plots if purchasers are buying for self build and not for business purposes. Purchasers should take their own advice as to their tax personal position.

GENERAL REMARKS AND INFORMATION

Viewing

Viewing is strictly by appointment with the selling agents Rettie & Co, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is DD2 5PA.

Directions

From Dundee (The Kingsway) head northwards on the B954 signposted to Auchterhouse and Newtyle. Turn left a short distance after the Auchterhouse Country Sports Shooting Ground, signposted Lundie and continue for about 0.5 miles whereupon The Neuk lies on your right-hand side.

Entry & Possession

Entry and vacant possession will be available by mutual agreement and arrangement.

Services

The purchasers will be responsible in installing their own drainage treatment plants.

Local Authority

Angus Council, Angus House, Orchard Bank Business Park, Orchard Bank, Forfar, Angus DD8 1AX. Tel: 03452 777 778.

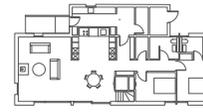
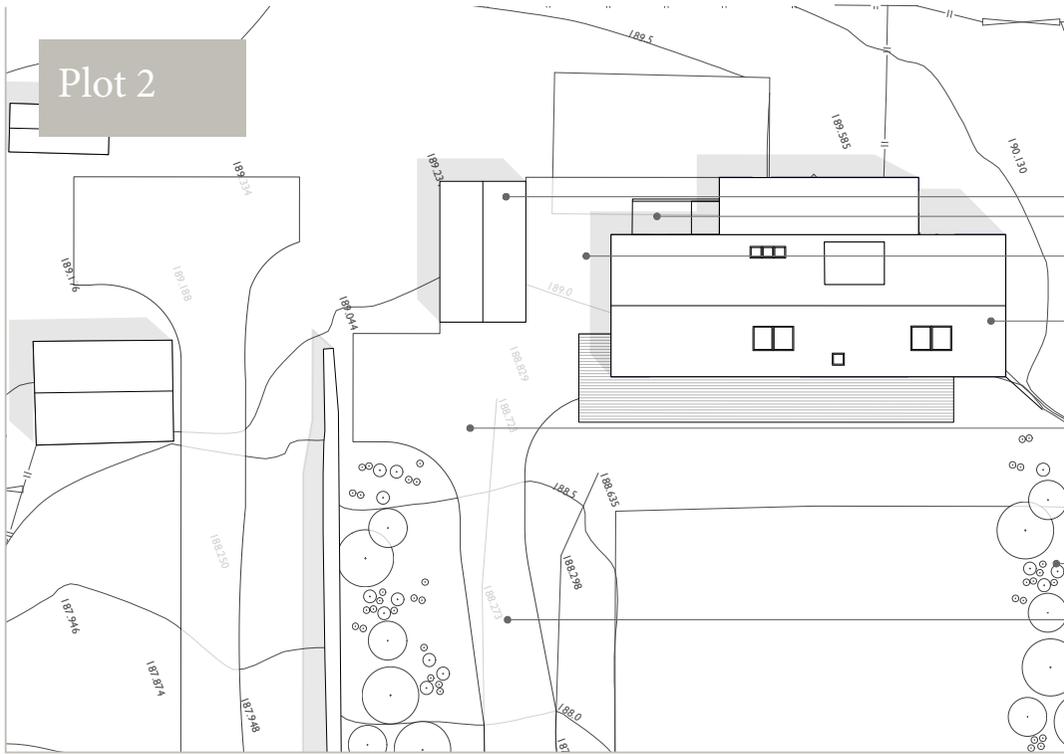
Solicitors

Murray Beith Murray, 3 Glenfinlas Street, Edinburgh EH3 6AQ. Tel: 0131 225 1200



Coach House with Plot 1

Plot 2



Plot 2

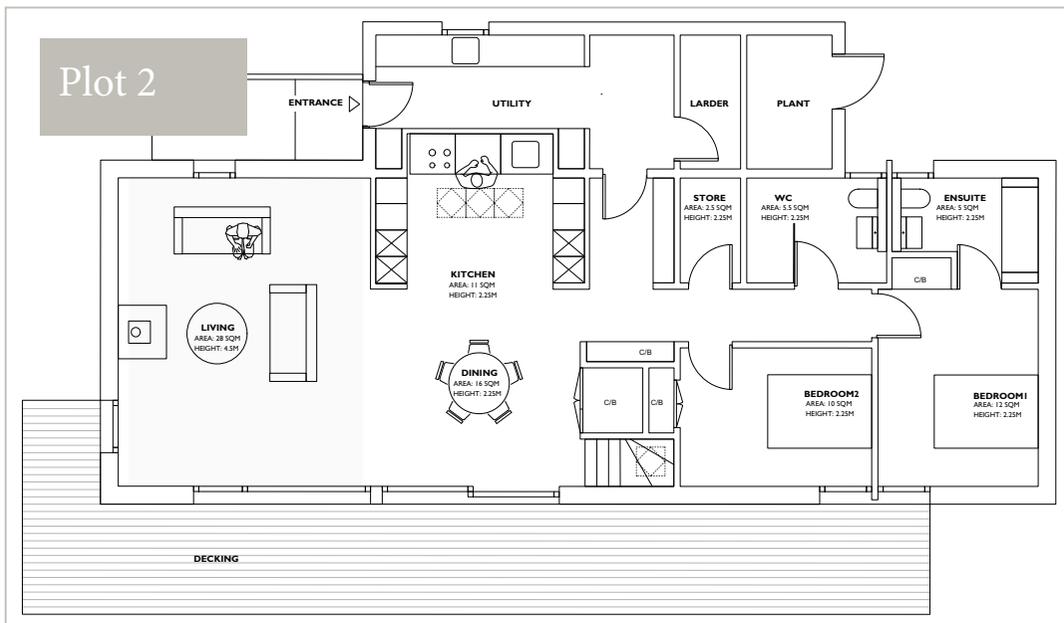


S:
HORIZONTAL RIANSCREEN LARCH
ROFILED SHEET
D DEVELOPMENT OF FOUR DWELLINGS
K
ANGLIS

DUALCHAS
ARCHITECTS
SKYE
Dunelm Bldg, Sheel, Isle of Skye IV43 8QU T: 01471 833 300
GLASGOW

DRAWING SET DRAFT PLANNING	CLIENT Nigel Cayzer
DRAWING TITLE LONGHOUSE- SOUTH-EAST ELEVATION, PLOT 2	
DRAWING NUMBER	DRAWN BY
	DATE

Plot 2



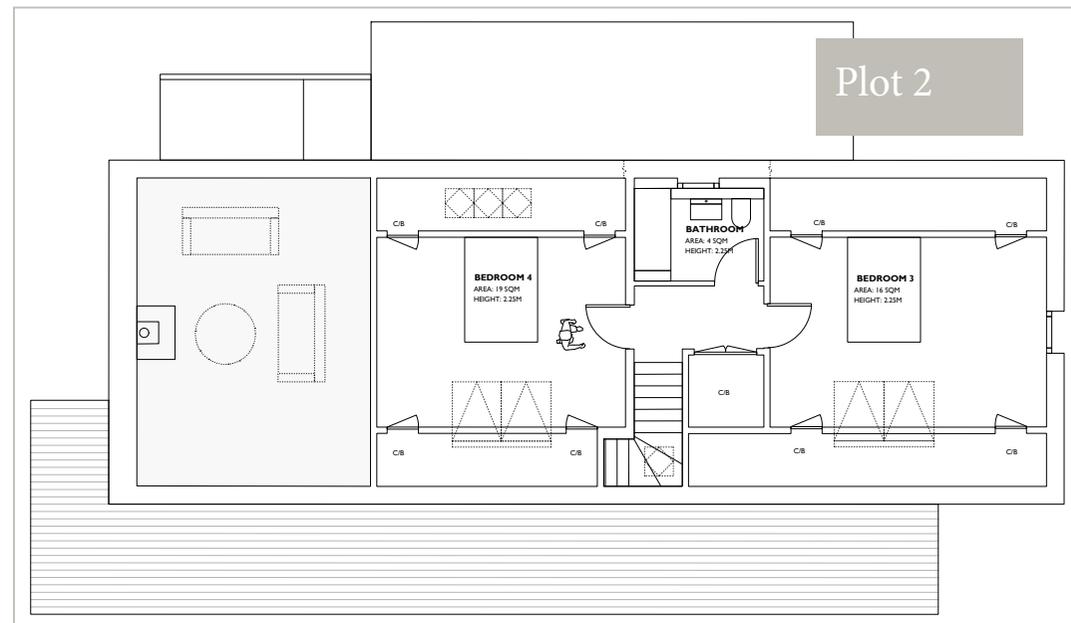
PROPOSED DEVELOPMENT OF FOUR DWELLINGS
THE NEWIK
LUNDIE, ANGUS
DD25 5PA
8 AREA: 9000 SQM



DUALCHAS
ARCHITECTS
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Dunelm Bldg, Sheel, Isle of Skye IV43 8QU T: 01471 833 300
GLASGOW
Unit 4, Building 5, Tompiston Business Centre, Glasgow G40 1DA T: 0141 550 140
E: info@dualchas.com W: www.dualchas.com

DRAWING SET DRAFT PLANNING	CLIENT Nigel Cayzer
DRAWING TITLE LONGHOUSE- SOUTH-EAST ELEVATION, PLOT 2	
DRAWING NUMBER 205	DRAWN BY FM
DATE 11/01/16	SCALE 1:50 @ A3
SHEET NAME D 753 TN P1	

Plot 2



PROPOSED DEVELOPMENT OF FOUR DWELLINGS
THE NEWIK
LUNDIE, ANGUS
DD25 5PA
SITE AREA: 9000 SQM



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DRAWING SET DRAFT PLANNING	CLIENT Nigel Cayzer
DRAWING TITLE LONGHOUSE- SOUTH-EAST ELEVATION, PLOT 2	
DRAWING NUMBER 205	DRAWN BY FM
DATE 11/01/16	SCALE 1:50 @ A3
SHEET NAME D 753 TN P1	

Offers

Offers should be submitted in Scottish Legal Form to the selling agents Rettie & Co at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

It should be noted that the proprietors of the farmhouse have a right of access over the shared driveway to the 4 plots. They currently use the access running through Plot 1. They have indicated that their intention is to apply for planning consent for a new direct private driveway to their house from the public road. This consent has not yet been applied for.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Websites and Social Media

This property and other properties offered by Rettie & Co can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, www.ukandlandandfarm.co.uk and www.thelondonoffice.co.uk.

In addition, our social media platforms are facebook.com – RettieTownandCountry; twitter.com – RettieandCo; Instagram and LinkedIn.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

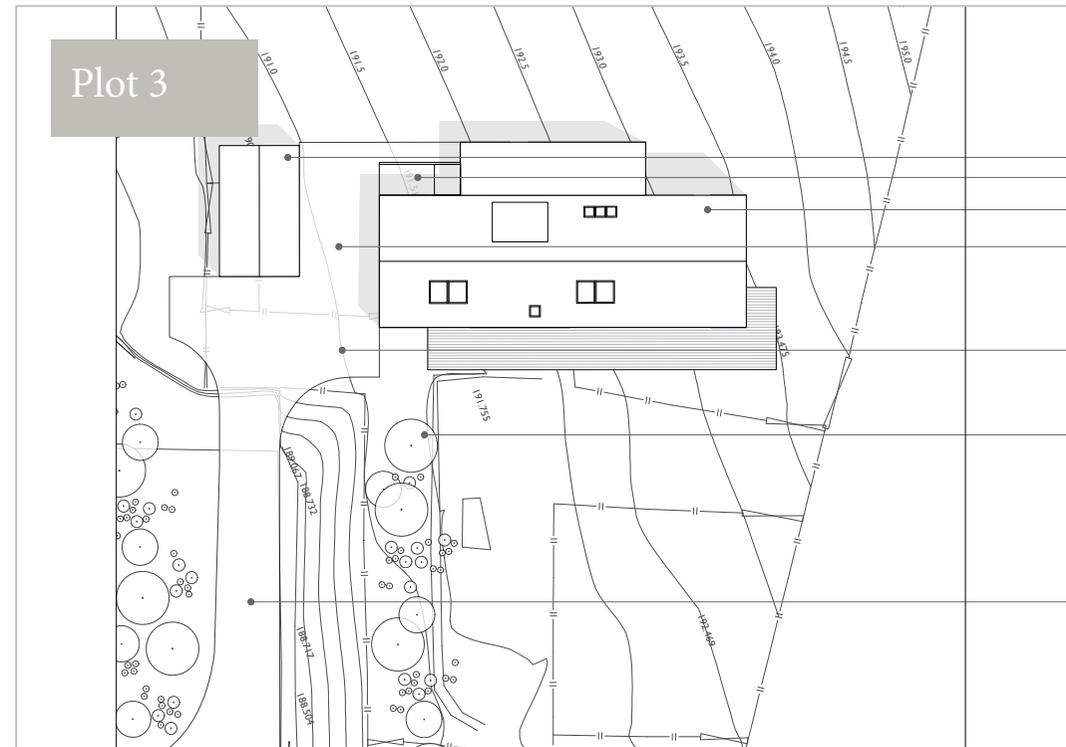
Important Notice

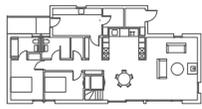
Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.





Plot 3+4



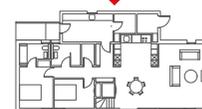
MATERIALS
WALLS: HORIZONTAL RIANSCREEN LARCH
ROOF: PROFILED SHEET

PROPOSED DEVELOPMENT OF FOUR DWELLINGS
THE NEUK
LUNDIE, ANGUS
DD25 5PA

DUALCHAS
ARCHITECTS

SKYE
Dunblair Beag, Street, Isle of Skye IV43 8QU T: 01471 833 300
GLASGOW
Unit 4, Building 5, Templeton Business Centre, Glasgow G40 1DA T: 0141 550 1401

DRAWING SET	CLIENT	
DRAFT PLANNING	Nigel Cayzer	
DRAWING TITLE		
LONGHOUSE- SOUTH-EAST ELEVATION, PLOT 3/4		
DRAWING NUMBER	DRAWN BY	DATE
405	FM	11/01/16
CAD FILE NAME	SCALE	



Plot 3+4



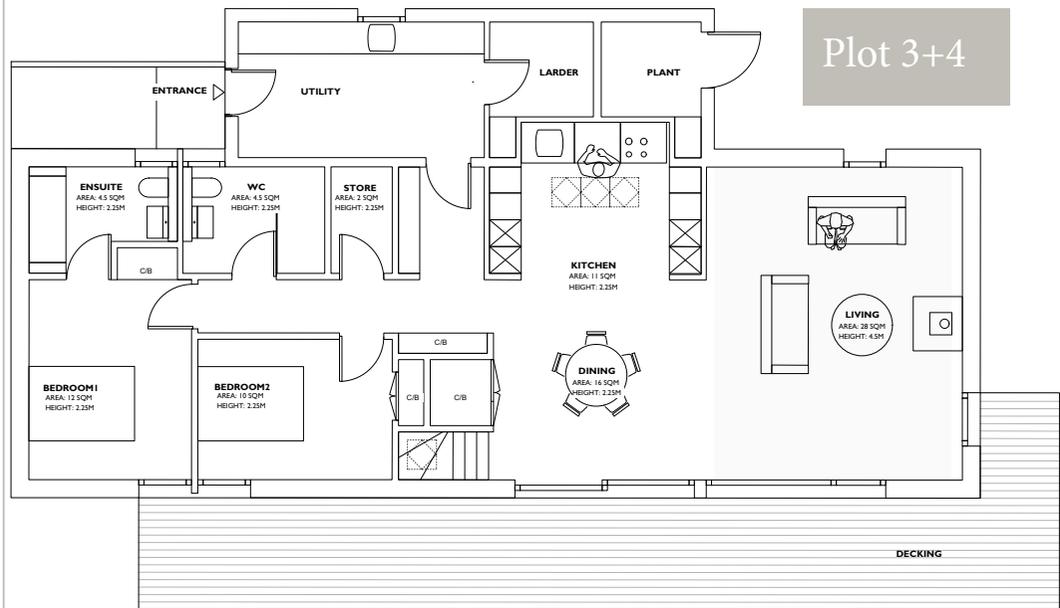
L.S.
ORIZONTAL RIANSCREEN LARCH
ROFLED SHEET

D DEVELOPMENT OF FOUR DWELLINGS
K
11/01/16

DUALCHAS
ARCHITECTS

SKYE
Dunblair Beag, Street, Isle of Skye IV43 8QU T: 01471 833 300

DRAWING SET	CLIENT	
DRAFT PLANNING	Nigel Cayzer	
DRAWING TITLE		
LONGHOUSE- NORTH-WEST ELEVATION, PLOT 3/4		
DRAWING NUMBER	DRAWN BY	DATE



Plot 3+4

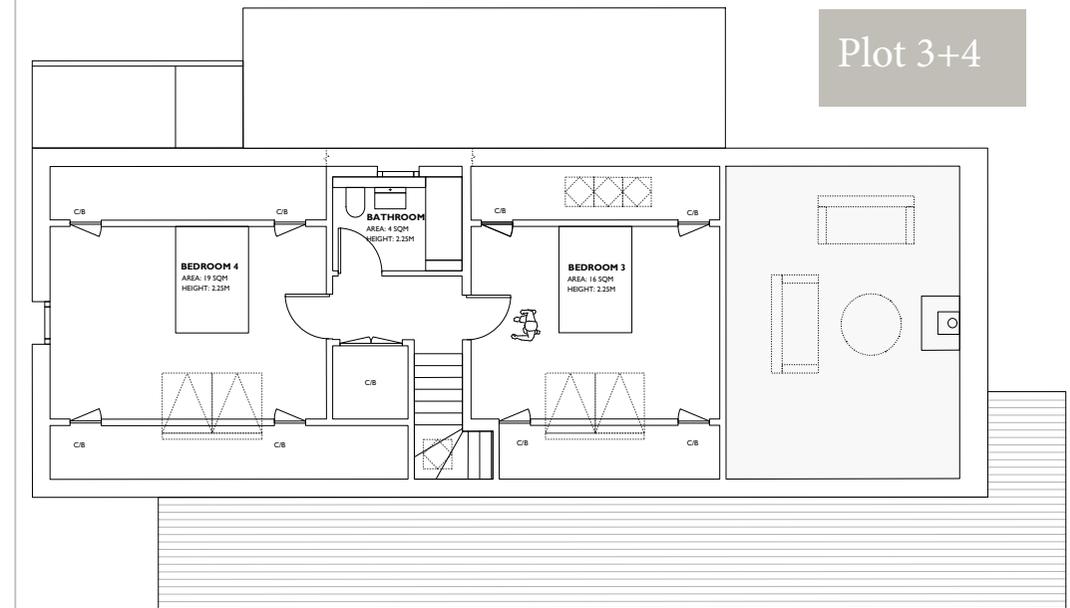
PROPOSED DEVELOPMENT OF FOUR DWELLINGS
THE NEUK
LUNDIE, ANGUS
DD25 5PA
SITE AREA: 9000 SOM



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GLASGOW
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DRAWING SET	CLIENT	
DRAFT PLANNING	Nigel Cayzer	
DRAWING TITLE		
GROUND FLOOR PLAN PLOT 3 & 4		
DRAWING NUMBER	DRAWN BY	DATE
203	FM	11/01/16
CAD FILE NAME	SCALE	



Plot 3+4

PROPOSED DEVELOPMENT OF FOUR DWELLINGS
THE NEUK
LUNDIE, ANGUS
DD25 5PA
SITE AREA: 9000 SOM



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GLASGOW
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DRAWING SET	CLIENT	
DRAFT PLANNING	Nigel Cayzer	
DRAWING TITLE		
FIRST FLOOR PLAN PLOT 3 & 4		
DRAWING NUMBER	DRAWN BY	DATE
204	FM	11/01/16
CAD FILE NAME	SCALE	



RETTIE

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Edinburgh, EH3 6DH

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www.rettie.co.uk

Edinburgh

Glasgow

Melrose

Berwick Upon Tweed

Newcastle Upon Tyne

London

Proof and Source of Funds/Anti Money Laundering

Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.

All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.