

property@hodge

Plot 3

Westerlea

Alyth Road, Rattray

Blairgowrie

PH10 7DY

Offers Around

£95,000







This a residential development site situated within a secluded area of Rattray within the Perthshire town of Blairgowrie. Planning permission for erection of a 3 bedroom bungalow with garage granted under reference 25/00390/FLL on 27th March 2025 for the residential development of the site.

With local transport links close by and a popular bar and restaurant within walking distance, it's an ideal setting for those seeking both tranquility and connectivity.

The entire site extends to approximately 594 sq meters.

Mains water, gas, electricity and drainage connections are available but interested parties are required to make their own enquiries in this regard.

For further information please contact the selling agents.

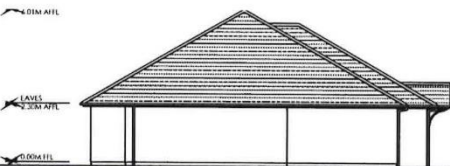


- Building Plot
- Close To Schools
- Close To Public Transport
- Peaceful Secluded Area
- Full Planning Permission
- Services Nearby
- Shops & Amenities Nearby
- Short Distance From Town
- Beautiful Open Views
- Quiet Location

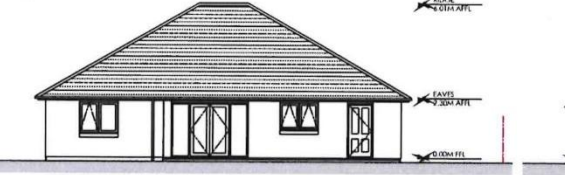
ANGLAS WEATHERED BUFF SHIPYACK FLOOR IN ROCKWELL BASKETCASE AND 15.00M² POLYURETHANE CHIP DRUMS BEHIND JOOCORAN HIGH COMPOSITE WEATHERBOARDING
WALLS: INTERIOR PVC, WINDOWS AND ROOF EXTERIOR DOORS, WHITE PAINTED STEEL 4 DOOR, GAF COMPOSITE ROOF FLOOR
FLOORING: WHITE PVC
WIND GOODE: BLACK PVC-U GROUND CUTTERS & CIRCULAR DOWNPIPES
WALL & EXTERIOR DOORS:
 W/ CLADDING IN DOORS AND WINDOWS WITH ROOMS OF FINISHED FLOOR LEVEL TO BE HUNG SILENT GLASS IN ACCORDANCE WITH BS 6222.
 GLAZED UNITS TO EXTERIOR DOORS TO COMPRISE AT LEAST ONE LEAF OF 4.00M THICK UNITS GLASS & ALL GROUND FLOOR OPENINGS MUST BE FITTED WITH SELF OPERATED GLAZING TO MEET THE REQUIREMENTS OF SECURED BY DESIGN
 G/ DOORS & WINDOWS TO COMPRISE DOUBLE GLAZING UNITS TO PROVIDE AN AVERAGE F RSI OF MINIMUM OF 1.8 (min)



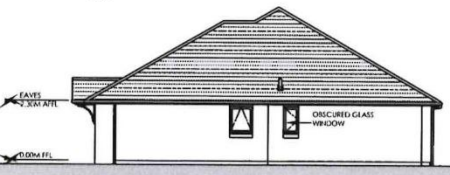
PROPOSED NORTH-EAST ELEVATION (FRONT)
1:100



PROPOSED SOUTH-EAST ELEVATION (SIDE)
1:100



PROPOSED SOUTH-WEST ELEVATION (REAR)
1:100



PROPOSED NORTH-WEST ELEVATION (SIDE)
1:100

TERMINAL DOORS: TO BE DESIGNED & INSTALLED TO MEET FORCED ENTRY CRITERIA WITH ONE OR MORE OF THE FOLLOWING CRITERIA:
 1) 30 MINUTE FIRE RATING FOR PHYSICAL SECURITY BY DESIGN OR
 2) 30 MINUTE FIRE RATING AS MEETING A RECOGNISED STANDARD SUCH AS BS EN 1363-2007 FOR DOORS OR
 3) GATED TO MEET THE REQUIREMENTS OF SECURED BY DESIGN
 G/ DOORS & WINDOWS TO COMPRISE DOUBLE GLAZING UNITS TO PROVIDE AN AVERAGE F RSI OF MINIMUM OF 1.8 (min)
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W/ IN WINDOW DRILLING:
 DRILL HOLES TO PROVIDE A CONTINUOUS GAP 10 MM FROM EDGE OF WINDOW ALLOWING 10MM GAP TO FINISHED FLOOR SURFACE & 20MM FROM THE FLOOR FINISH IS NOT PERMITTED
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UNDERFLOOR HEATING
 UNDERFLOOR HEATING TO MEET THE MINIMUM STANDARDS DETAILED IN THE DOMESTIC BUILDING SERVICES COMPLIANCE GUIDE, TABLE 36 AS FOLLOWS:
 - SYSTEM CONTROL AND SELF OPERATING TEMPERATURE CONTROL
 - FLOOR ISOLATION AND SYSTEM DESIGN TO MINIMIZE DISTRIBUTION LOSSES IN TABLE 32
 FLOOR HEATING SYSTEMS TO BE FITTED WITH CONTROLS TO BE SIMPLE AND COMPREHENSIVE OPERATING MECHANISMS EACH ROOM SHOULD HAVE A DOWN THERMOSTAT, SENSOR OR PROGRAMMABLE THERMOSTAT
 DWELLINGS TO HAVE MULTIPLE SPACE HEATING ZONES WITH INDEPENDENT ZONE TIME AND TEMPERATURE CONTROL
 HEATING SYSTEM COMPONENTS SHOULD BE CONNECTED TO THAT WHICH THERE IS NO DEMAND FOR HEAT THE HEAT SOURCE AND PUMP ARE UNPLUGGED
 COMPLEMENTARY WARM WATER FLOOR HEATING SYSTEMS SHOULD BE CAPABLE OF USE IN ACCORDANCE WITH BS EN 1264-4 EVEN WHERE PLACING TUBE COILS ON ONE OR TWO GAS BARBERS. THE CONTROL OF CORROSION IN HEATED PRODUCT HEATING SYSTEMS MUST BE ADEQUATELY CAPTURED
 AFTER TESTING AND FLUSHING MUST CLEAN WATER THE SYSTEM CIRCULATION FILLED SHOULD BE RELIABLE WITH A SUITABLE CORROSION INHIBITOR APPROVED BY THE MANUFACTURER AND COMPLIANT WITH BS 7593:2004 OR ON 42504 (DPM 2015), AND APPLIED STRICTLY IN ACCORDANCE WITH THE ADDITIVE MANUFACTURER'S INSTRUCTIONS.

DOMESTIC HOT WATER
 FOR FULL HEATING, THE HOT PUMP AND ANY SUPPLEMENTARY DOMESTIC HOT WATER HEATING SHOULD BE CAPABLE OF SUPPLYING WATER IN THE RANGE 60°C TO 45°C. IF THE HOT PUMP IS NOT CAPABLE OF SUPPLYING WATER AT THESE TEMPERATURES, SUPPLEMENTARY HEATING SHOULD BE PROVIDED AND CONTROLLED AS DESCRIBED IN OTHER SECTIONS OF THE GUIDE. CONTROLS SHOULD INCLUDE AN ADJUSTABLE HEATING TEMPERATURE TO 60°C OR MORE FOR DEFROSTING PURPOSES.
 THE DOMESTIC HOT WATER SYSTEM SHOULD HAVE TEMPERATURE CONTROL (E.G. A TANK THERMOSTAT) AND TIME CONTROL TO OFF-PeAK THE TANK THERM TO HEAT THE WATER.
REQUIREMENT FOR UNVENTED HOT WATER STORAGE SYSTEM
 THE INSTALLER SHOULD BE A COMPETENT PERSON AND, ON COMPLETION, THE LABELLING OF THE INSTALLATION SHOULD IDENTIFY THE INSTALLER. THE INSTALLED SYSTEM SHOULD MEET THE RECOMMENDATIONS OF BS EN 12897: 2006, AS APPLICABLE, AS APPROPRIATE OR BE THE SUBJECT OF AN APPROVAL BY A REGISTERED BODY AND INCORPORATE THE SAFETY DEVICES OUTLINED IN CLAUSE 4.2.2
 EXTERNAL PIPING SHOULD BE ISOLATED TO PREVENT CONDENSATION, FOLLOWING THE GUIDANCE OF THE UNIT OR FACILITY SHOULD BE ISOLATED FOLLOWING THE BS6A GUIDANCE. EXTERNAL PIPING BETWEEN THE DWELLING AND THE GROUND HEAT EXCHANGER INSTALLATION MUST BE ISOLATED. THE INTERNAL WALLS DISTRIBUTION CIRCUIT SHOULD CONTAIN AN AIR-BLEEDER AND THE FAN DISCHARGE POINT SHOULD BE VISIBLE AND SAFELY POSITIONED WHERE THERE IS NO RISK FROM WATER DISCHARGE.
WATER FITTINGS
 DOMESTIC HOT WATER FITTINGS TO BE PROVIDED WITH ANTI-LEAD DEVICE
 W/ C FLOWERS SHOULD HAVE AN AVERAGE FLOW VELOCITY OF NOT MORE THAN 4.0 L/S TAPS TO HAVE A FLOW RATE OF NOT MORE THAN 4.0 L/S
COMPLEMENTARY BUILDING SERVICES
 ALL HEATING, HOT WATER SERVICE & VENTILATING SYSTEMS IN THE DWELLING TO BE INSPECTED & COMMISSIONED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS TO FINISH OPTIMUM EFFICIENCY.

600 X 200MM CONCRETE STRIP FOUNDATIONS TO BE FORMED AT LEVEL OF NATURAL UNDISTURBED FIN FLOOR FINISH WITH 40MM BELOW EXISTING FINISHED LEVEL. FOUNDATIONS TO BE REINFORCED WITH CH-16@150 WITH MIN. 200MM COVER.
GROUND BEARING FLOOR CONSTRUCTION (DWELLING)
 100MM THICK ANTI-BLEED SCREEN OVER G/F FINISHED FIN FLOORWORK CLIPPED TO 150MM FIN INSULATION (102/20W/M) OVER 500 G/GAGE FORMER W/ 100MM BARRIER LATER OVER 125MM THICK AT 420 MESH REINFORCED CONCRETE LAY OVER 200 G/GAGE DPM FLOOR MEMBRANE OVER 150MM THICK POLYQUATROG & BINDER TYPE 1 HARDCORE.
 FLOOR FINISHES = 51.74
 FLOOR AREA = 171.74
 PERIMETER AREA RATIO = 0.4
 FLOOR FINISHES IN RANGE OF 115 W/M²

INTERNAL PARTITIONS
 INTERNAL PARTITIONS TO BE FORMED GENERALLY USING 47.7MM x 100MM ANGLAS UNITS WITH ANTHRAKITE WOOL INSULATION BETWEEN STUDS AND LINE SACS USE WITH AN 12.5MM THICK TAPPED LOGIC DYNAMIC POLYURETHANE INTERIOR PARTITIONS WITH 47.7MM ANGLAS UNITS & SILENCED TO RECEIVE DOWEL TO MEET ACOUSTIC DESIGN PERFORMANCE LEVEL OF 49 dB(A) @ 500 Hz. 100MM THICK ANGLAS UNITS TO BE USED FOR CHECK FLOOR PLAN FOR LOAD BEARING PARTITIONS FORMED WITH 100MM W/CE STUDS
INTERNAL DOORS
 ALL INTERNAL DOORS (EXCEPT WARDROBE, EN SUITE OR STORE DOORS) TO PROVIDE MIN. 750MM CLEARANCE BETWEEN TOP OF SELF-CLOSING FACE OF DOOR, SELF-CLOSING W/EL DOORS.
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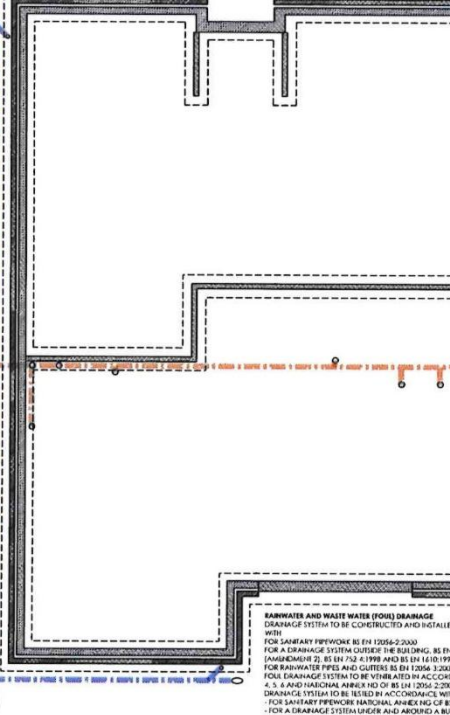
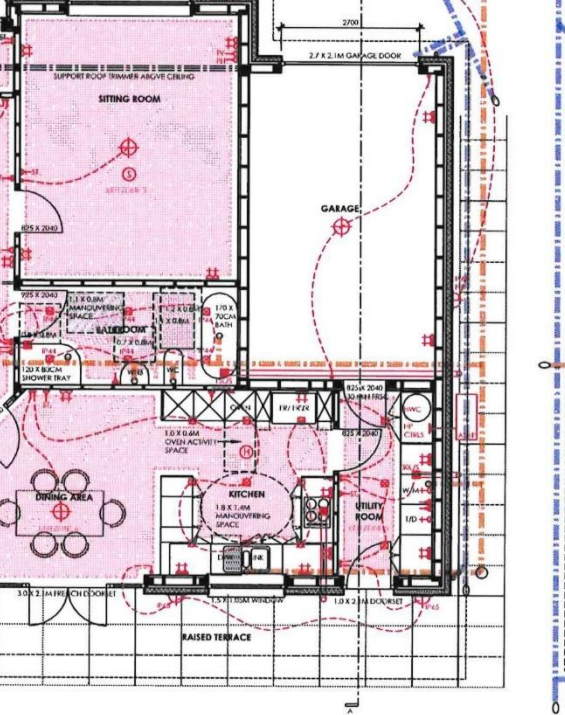
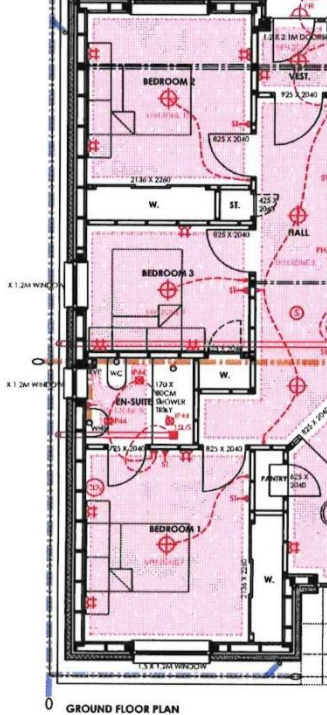
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EXTERNAL WALL (MASONRY WALLING - BINDER OR RECONSTRUCTED STONE)
 100MM THICK RECONSTRUCTED STONE CLADDING ON 100MM UNBURNISHED CONCRETE BLOCK WITH 100MM CLEAR CAVITY WITH STABLES TIE WALLS AT 600MM CTS. HORIZONTAL TIE: 100MM CTS VERTICAL AT 2.25M CTS AROUND OPENINGS. CAVITY VENTILATED AT BOTTOM WITH PERFORATING VENTS @ MAX 12M CTS. YES BRASSER FOR LOW EXISTING WATERBARS.
 - ON PUMP CONDITIONED COND. RATIO TO 45
 100MM THICK ANGLAS UNITS WITH ANTHRAKITE WOOL INSULATION (102/20W/M) THERMAL CONDUCTIVITY FITTED BETWEEN STUDS WITH
 - YES SUPERFLO W/RT FOR JOINTS FACE OF STUDS
 38 X 80MM TREATED W/100mm MARK 6000MM CTS LINED WITH 12.5MM THICK 1.6 PLASTERBOARD TO RECEIVE A 12MM SEAMLESS FINISH.
WALL CONSTRUCTION PROVIDES U-VALUE OF 1.7W/M²K

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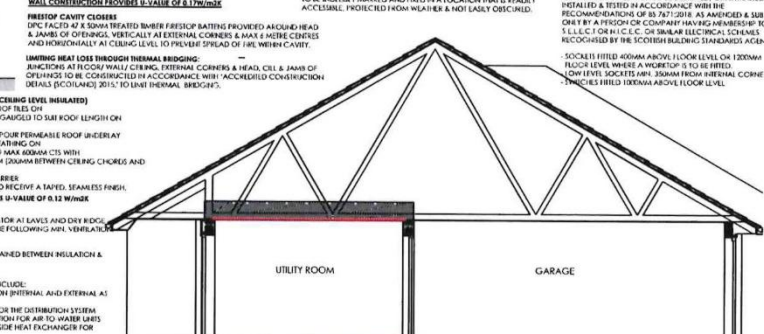
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GROUND FLOOR PLAN

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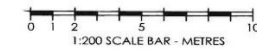
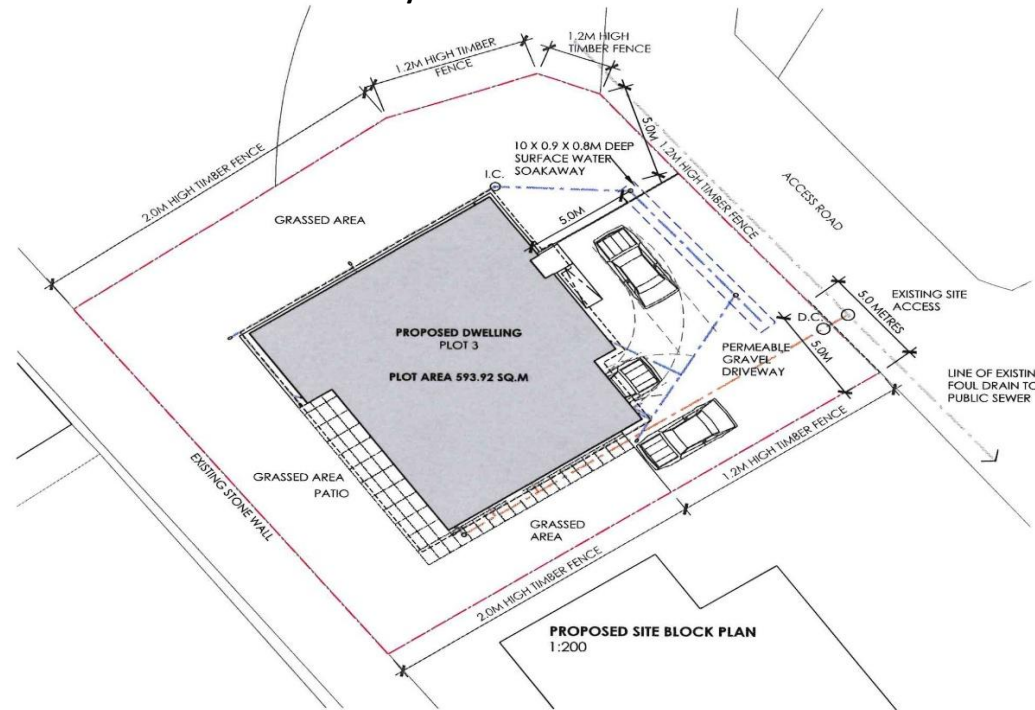
PROPOSED ROOF PLAN

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Directions: From Blairgowrie Wellmeadow, travel over the bridge into Rattray and continue up Boat Brae and on to the High Street. Travel along the High Street, proceed ahead passing Rattray primary school. Pass the Old Cross Restaurant and continue along and take the second road on the right, plot 3 can be found on the left and can be identified by out for sale board.

Viewing Arrangements:

Contact the sole selling agent by telephoning 01250-870006 to arrange an appointment.



SCOTTSTRACHANARCHITECT
THE BRISTOL GILD FERRY ROAD, SANDHAYCROFT, KINROSS FK13 9AA
 T: 01517 842694 F: 01872 318786
 SCOTTSTRACHANARCHITECT.CO.UK

PROJECT	
PROPOSED DWELLING, PLOT 3 WESTERLEA, ALYTH ROAD, RATTRAY BLAIRGOWRIE PH10 7DY	
CLIENT	
MR A. & MRS. Y. BELL	
DRAWING TITLE	
PROPOSED SITE BLOCK PLAN	
DATE	SCALE
21 MAY 2025	1:200 @ A3
DRAWING NO.	

IMPORTANT NOTE

These particulars have been carefully prepared for the guidance of prospective purchasers but their accuracy is not guaranteed. The measurements stated are based on an electronic measuring device and a slight margin of error is possible. Where precise room measurements are essential, prospective purchasers should check such measurements prior to submission of an offer.

Any detail of these particulars can be clarified prior to viewing particularly for those travelling a significant distance.

Only prospective purchasers who have noted an interest through a Scottish solicitor will be advised of any closing date for offers.

CONTACT DETAILS

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 PH10 6AS

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 Email: property@hodgesolicitors.co.uk
 www.hodgesolicitors.co.uk

