



**HOUSE PLOT AT THE OAKS**  
*Moneydie, Luncarty, Perth, PH1 3HA*



## HOUSE PLOT AT THE OAKS

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A charming and established house plot of approximately 2.1 acres, with full planning permission for a statement, architect-designed family home, which is set in a picturesque, semi-rural setting amidst Southern Perthshire countryside.

The plot occupies an enviable position on the edge of the small enclave of five, individually designed homes at The Oaks, some 1.5 miles from the A9 and 6 miles from the centre of Perth.

### Plot Summary

Approximately 2.1 acres in total.

Planning Permission for architect-designed, 5-bedroom home extending to approximately TBC sq. ft.

Bounded by a combination of mature trees and hedgerows, providing a high degree of privacy and seclusion.

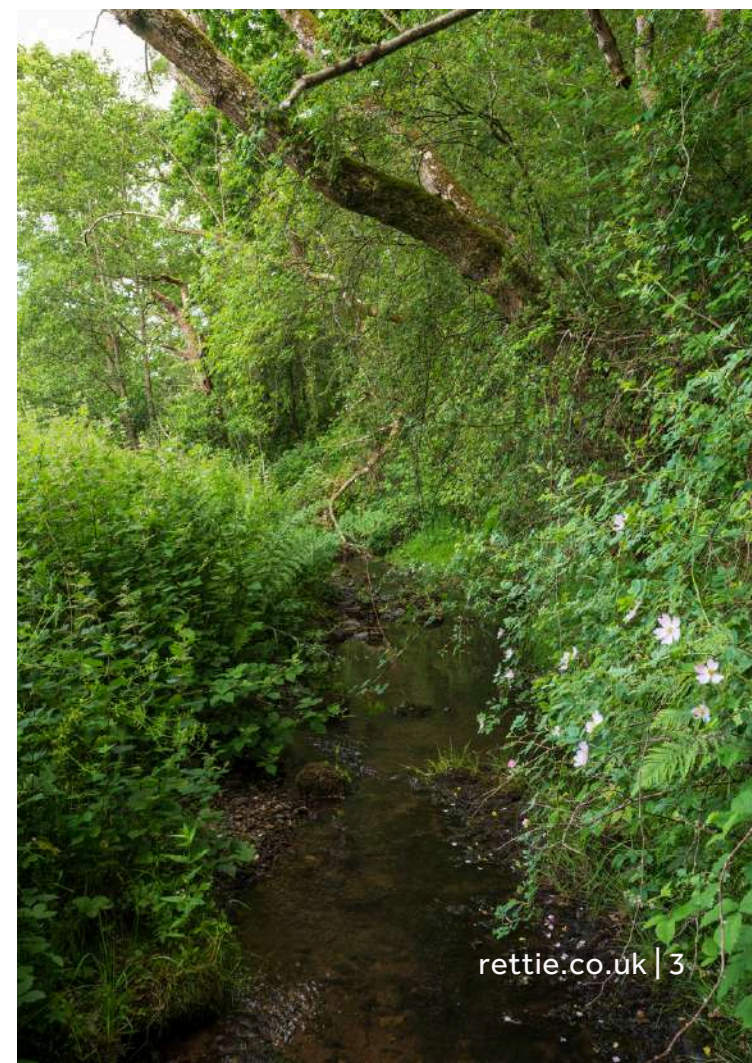
Incorporating sections of the Schochie and Coldrochie Burns.

Accessed from country lane via stone pillared entrance gates and shared private driveway.

Planning Reference Number: 22/00919/FLL











## Situation

*Perth City Centre 6 miles (9 km); Dundee City Centre 30 miles (48 km); Edinburgh City Centre 49 miles (79 km) and Glasgow City Centre 62 miles (100 km). (All distances are approximate).*

The Oaks lies on the edge of the rural hamlet of Moneydie, amidst the undulating Southern Perthshire countryside, approximately 7 miles to the northwest of the centre of Perth. The nearby village of Luncarty, some 1.4 miles to the east, provides local amenities including a convenience store and a Primary School and, approximately 2 miles to the South, the rural village of Pitcairngreen has a pub/restaurant.

Perth is a vibrant city with all the services, facilities, and cultural attractions you would expect from a city of its size, including shops, bars and restaurants, as well as art galleries, a theatre, a concert hall, a cinema, an ice rink and a swimming pool.

The surrounding countryside hosts an abundance of leisure pursuits and attractions, including hill walking, mountain biking, and fishing. There is national hunt racing at Scone Palace, and a choice of local golf courses, including the North Inch Golf Course, Craigie Hill, Murrayshall and a championship course at Rosemount in Blairgowrie. The prestigious facilities of the internationally renowned Gleneagles Hotel are approximately 20 miles away.

There is secondary schooling available in Perth and Perthshire is home to many independent schools, including Craigclowan Preparatory School in Perth, Ardvreck and Morrisons Academy in Crieff, as well as Strathallan School and Glenalmond College.

The property is well positioned for access to Scotland's arterial transport networks lying a short distance from the A9. From Perth the M90 leads south towards Edinburgh and the A9 continues west towards Stirling, feeding into the motorway network towards Glasgow. Edinburgh International Airport can be reached from The Oaks in approximately an hour, in normal traffic. There is a railway station in Perth with services to Edinburgh, Glasgow, Dundee, Aberdeen and Inverness.





## Proposed Accommodation Summary

### Ground Floor:

- Entrance Vestibule and Loggia with Bi-folding doors to Terrace.
- Open-plan, split level Kitchen/Dining Room and double-height Sitting Room.
- Living Room, Home Office, and Home Cinema.
- Pantry and Utility Room, Cloakroom with WC, and Boot Room.

### First Floor:


- Galleried Landing with space for Lounge.
- Principal Bedroom Suite with Dressing Room, Bathroom, and Terrace.
- Two further Double Bedrooms with ensuite Shower Rooms, walk-in Wardrobes, and Terraces.
- Double Bedroom 4 & 5 with en-suite Shower Rooms.
- Generous volume of built-in storage.

Total GIA (House) : Approx. TBC SQ M


Detached Double Garage .



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 0131 624 4183

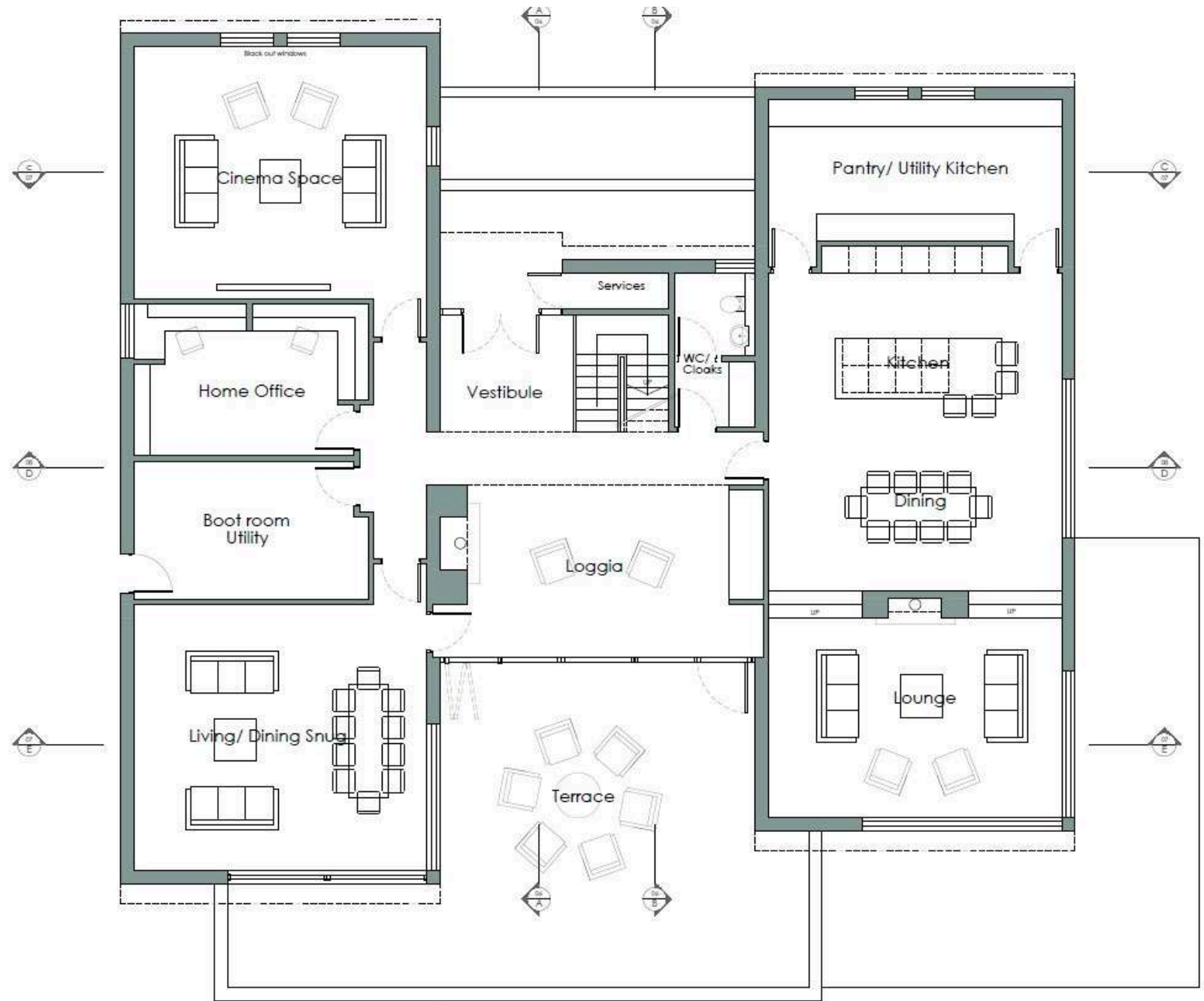
 [mail@rettie.co.uk](mailto:mail@rettie.co.uk)

 11 Wemyss Place  
EH3 6DH



### Proposed Site Plan

Not to scale. For illustrative purposes only.



**Proposed Ground Floor Plan**

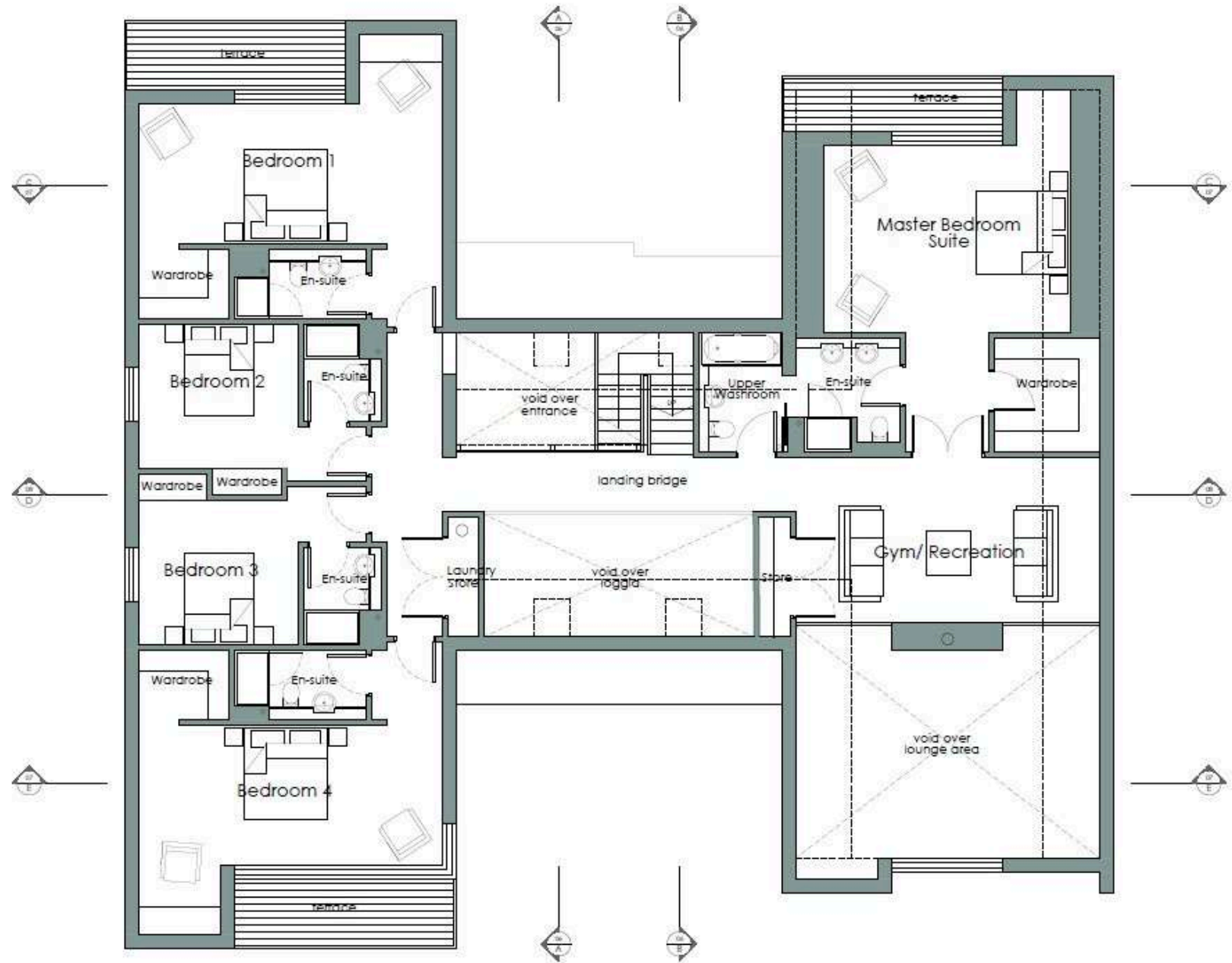
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### Proposed First Floor Plan

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### General Description

The House Plot at The Oaks was granted planning consent for a 5-bedroom dwelling on 22<sup>nd</sup> February 2023. Designed by experienced RIBA Chartered Architect, Colin Adam, the plans for the proposed house represent the latest iteration of preceding designs for the plot and have been individually crafted to meet an elevated standard of specification. The design-led contemporary home will provide approximately TBC sq. ft. of light-filled accommodation, configured to allow for effortless and relaxed family living in an idyllic rural setting.

The verdant, semi-rural plot is of a rarely available size and sort, extending to approximately 2.1 acres and incorporating sections of the Schochie and Coldrochie Burns. It is very well-established with a variety of deciduous and coniferous trees, providing privacy and screening, and a mature hedgerow flanking the northeastern boundary.

Once forming part of Coldrochie Farm, the plot forms part of a clutch of singular, detached homes, which share in the idyllic setting to the East of the Perthshire hamlet of Moneydie. The properties are characterised by their generous plots, which afford each one individual privacy, and are accessed from the country lane via a gated entrance flanked by traditional drystone walling. Plot 6 enjoys a particularly enviable position on the southern periphery of the residential enclave.

The plans prescribe for the house to be finished with an attractive marriage of timeless yet contemporary materials and the dwelling is to feature:

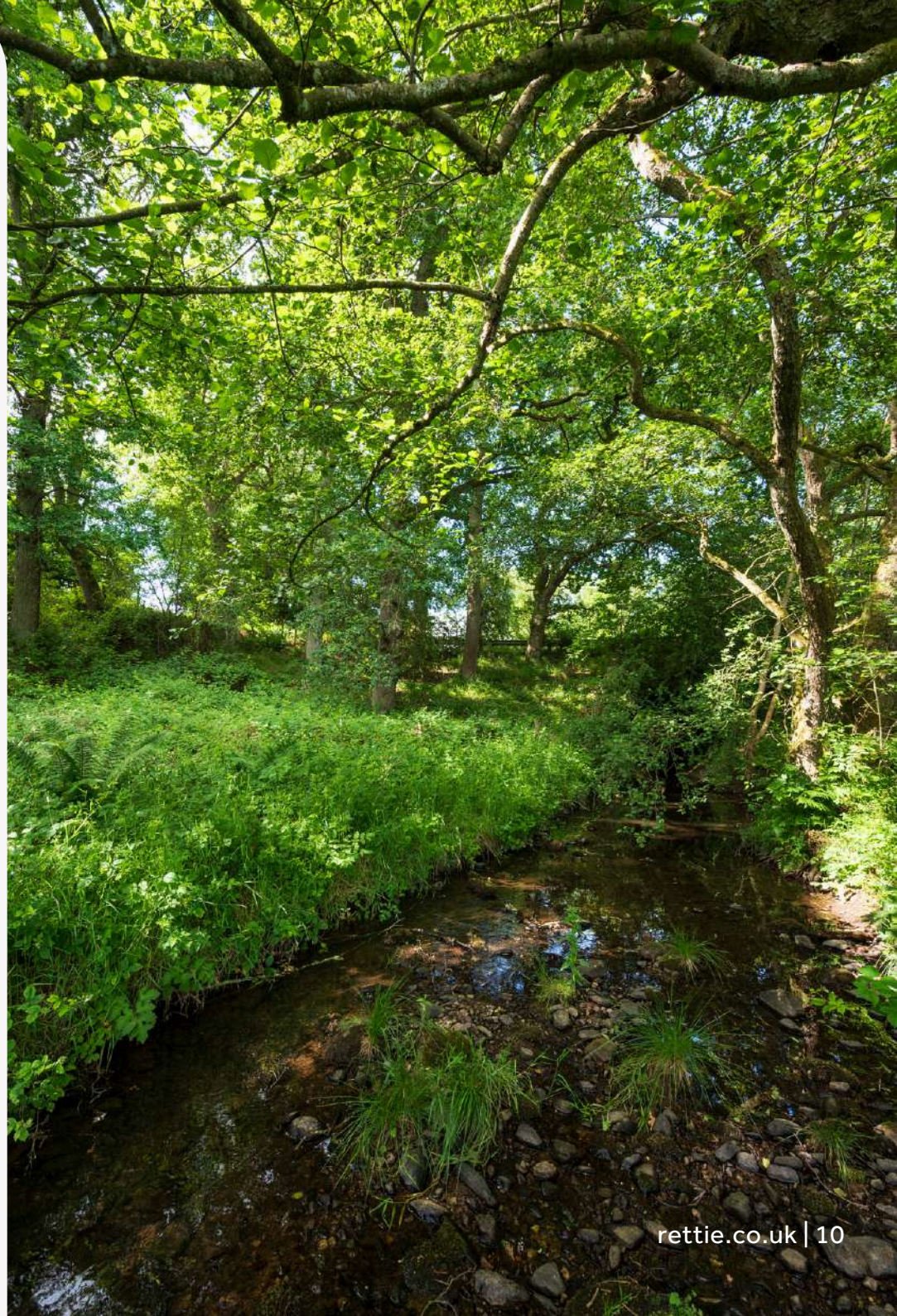
- Pre-patinated standing seam zinc roof.
- Exterior elevations finished with a well-coordinated combination of pre-patinated standing seam zinc cladding, scratch finish coat render cladding, and Russwood Sila Select Siberian Larch cladding.
- A generous fenestration with stylish, triple glazed polyester powder coated composite alu-timber windows with matching rooflights and doorsets.
- An impressive entrance featuring double doors sheltered by an overhanging exterior porch.
- A trio of first floor terraces, accessed from three of the bedroom suites, finished with proprietary toughened glass balustrades.
- Discrete gutter detail to zinc roof with hidden downpipes.

The design has also given due consideration to the energy efficiency of the future home and stipulates a run of photovoltaic panels on the southeast facing slope of the roof.

Internally, the proposed accommodation features striking interior architecture and masses of glazing, which are intended to create a sense of contemporary elegance and capitalise on the glorious garden setting and views into the charming woodland glade to the southeast.

Notably, the plans incorporate a contemporary loggia set beneath a galleried landing, with a woodburning stove and windows spanning the south easterly elevation, including a glazed door out to a spacious, sheltered terrace. The plans for the easternmost wing of the distinctive H-shaped propose a statement, open-plan reception space, which incorporates a spacious kitchen and a split-level dining and sitting room. The sitting room is designed to project out into the garden and showcases a double-height ceiling and a woodburning stove. The plans for the kitchen include a large island and a separate pantry/utility room. In the westernmost wing, the plans provide for a second, versatile public room (proposed as a living/dining room) and - formed with trends in modern living at the fore - include a home office and a separate cinema room. The proposed house has also been pragmatically appointed for the rigmarole of daily life in the countryside - incorporating both a pantry/utility room and a separate boot room - and affords a volume of storage scarcely found in new build homes of its size.

On the first floor, the proposed design provides for five double bedroom suites arranged around a galleried landing and with space for a lounge, reading room, or home gym area. Three of the bedrooms have been designed with their own individual terraces, including the principal bedroom, and all five are to benefit from fitted wardrobes.





## GENERAL REMARKS AND INFORMATION

### Viewing

Parties interested in viewing the plot are asked to contact the selling agents for availability. Viewing can be undertaken by interested parties who are in possession of the sales particulars. Appropriate care and attention should be taken.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is PH1 3HA. WhatThreeWords: [///expansion.monument.decorator](#).

### Burdens

TBC

### Fixtures and Fittings

Only those items specifically mentioned in the particulars of sale are included in the sale price.

### Entry and Vacant Possession

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

### Services

Mains electricity connection. A private septic tank and sewage treatment plant have been installed. Water will be via a private supply.

### Special Note

The brochure and images within incorporate architectural renderings and computer-generated images. The plans, CGIs and architectural renderings are for illustrative purposes only and depict only certain parts of the property.

### Planning

Further information regarding the planning permission can be found on the Perth and Kinross Council Planning website utilising the planning reference number - 22/00919/FLL – or requested from the selling agents.

West Lothian Council Planning Portal:  
<https://planningapps.pkc.gov.uk/online-applications/search.do?action=simple&searchType=Application>

The building warrant for the plot has been approved (dated 18<sup>th</sup> January 2024) - Ref: 23/01118/DOM2. Its issued expiry date is 18<sup>th</sup> January 2027.

### Entry & Possession

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

### Local Authority

Perth and Kinross Council  
Pullar House, 35 Kinnoull Street, Perth, PH1 5GD  
Tel: 01738 475000

### Offers

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

### Particulars and Plans

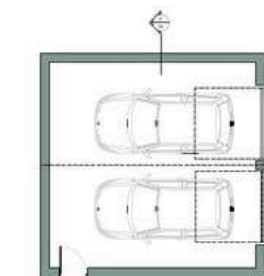
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

### 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.

### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, 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 they have not entered into contact in reliance on the said statements, that they have satisfied themselves 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.

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.

#### 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.

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