



## Plots at The Old School Perry Road, Edzell Woods DD9 7XL

- 5 Building Plots
- Select Enclave
- c. 1,000 sqm
- Close to Edzell
- Planning Passed
- Schools, etc.
- Serviced
- Development Plan
- Superb Rural Setting
- Worth Viewing



**Offers over £65,000** (with discounts for bulk purchases)

Plots at the Old School  
Perry Road  
Edzell Woods  
DD9 7XL

Offers over £65,000

The counties of Angus and Kincardineshire offer an enviable range of leisure pursuits for the active family with golf, hillwalking, hunting and fishing being available widely throughout the area. The "Glens" and the Cairngorm National Park also provide considerable attraction for the outdoor enthusiast. The picturesque village of Edzell offers everyday essentials with a health surgery, pharmacy, village shops, post-office, cafés and the Glen Esk & Panmure Arms Hotels. Stracathro is the local primary school for Edzell Woods and Mearns Academy is easily accessible. There are dental surgeries in the neighbouring towns of Laurencekirk and Brechin as well as a wide range of local retailers.

Despite its rural location, the site has excellent communication links. Laurencekirk (8 miles), Montrose (11 miles) and Stonehaven (23 miles) provide railway links while the A90 trunk road connects to Dundee (35 miles) and Aberdeen (37 miles) and then on to Edinburgh (95 miles) and Glasgow (114 miles). Aberdeen airport is within an hour's drive (under normal conditions) and has regular flights to destinations in the UK and Europe.

These five building plots which all extend to c. 1,000 square metres or thereby are located on the Northern most edge of the Edzell Woods development. This ground was formerly part of the Primary School site on the former US Naval Airbase. Planning has been passed for the erection of a 4 bedroom detached two storey dwelling house with garage on each plot. Each plot will be fully serviced with water and electricity and drainage will be by way of a septic tank. The plots enjoy a pleasant rural setting amidst the secluded wooded areas and offer a development opportunity in an idyllic locale.

**Directions:**

From our office in Brechin proceed up the A90 northwards. Pass Stracathro Services and continue to North Water Bridge then the exit for Edzell Woods is on the left. Follow the signs for Edzell Woods and the village is located on the right some 3 miles away. Perry Road is accessed by taking the first entrance into the development followed by the third left. The plots will be indicated by our for sale board.

For further particulars and offers apply to

Shiells Solicitors  
Solicitors and Estate Agents  
31a St. David Street  
Brechin  
Tel. (01356) 624458

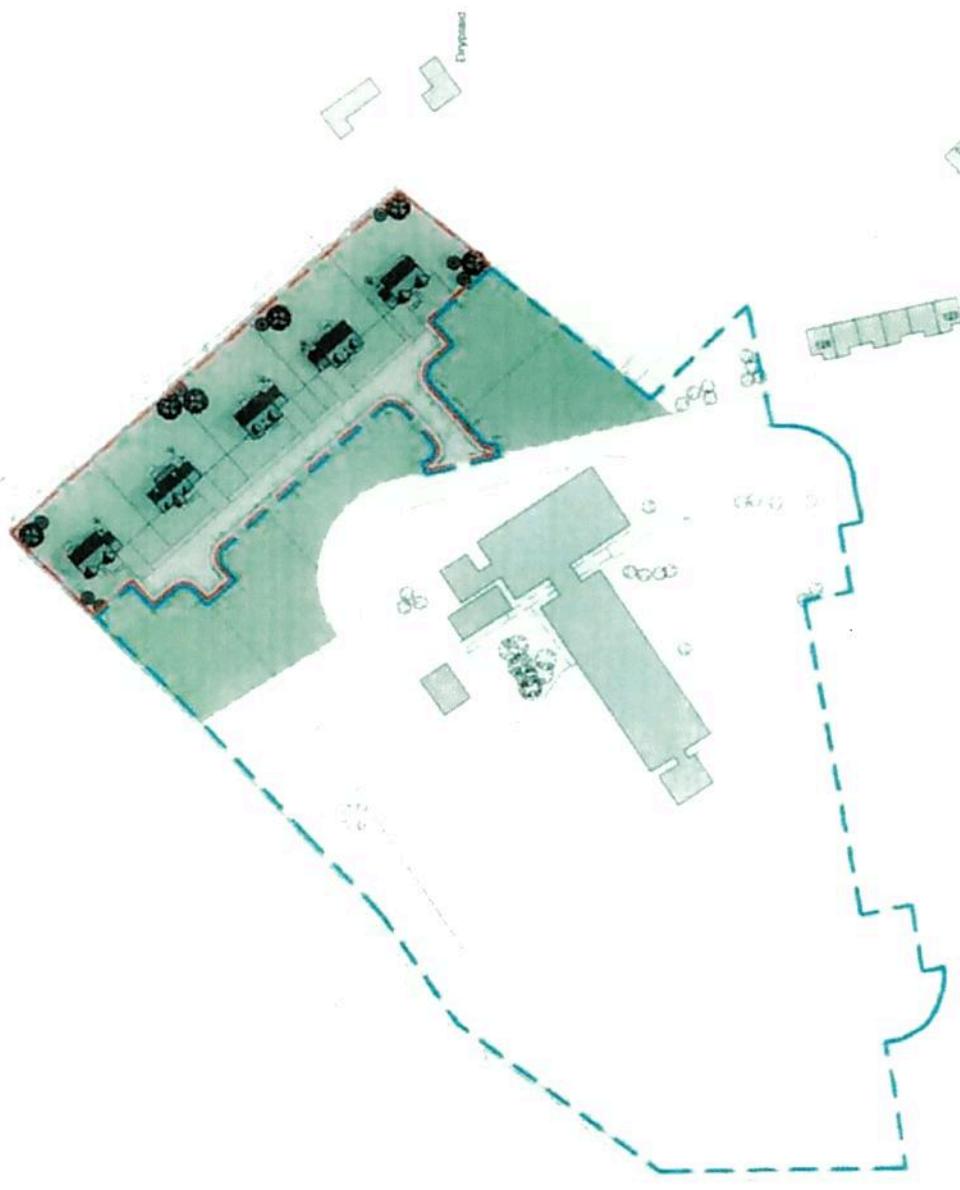
N.B. Prospective purchasers are advised to note their interest with the selling agents in order that they may be advised of any closing date etc.

The foregoing particulars are believed to be accurate. They have been carefully prepared for the guidance of intending purchasers but their accuracy is not guaranteed and they do not form part of any Contract of Sale.

All measurements are approximate and have been made using an electronic measuring device. The measurements may, therefore, be subject to a slight margin of error. Should the size of any measurement be essential then intending offerers are strongly advised to check carefully for themselves.

Edzell Woods, Aberdeenshire

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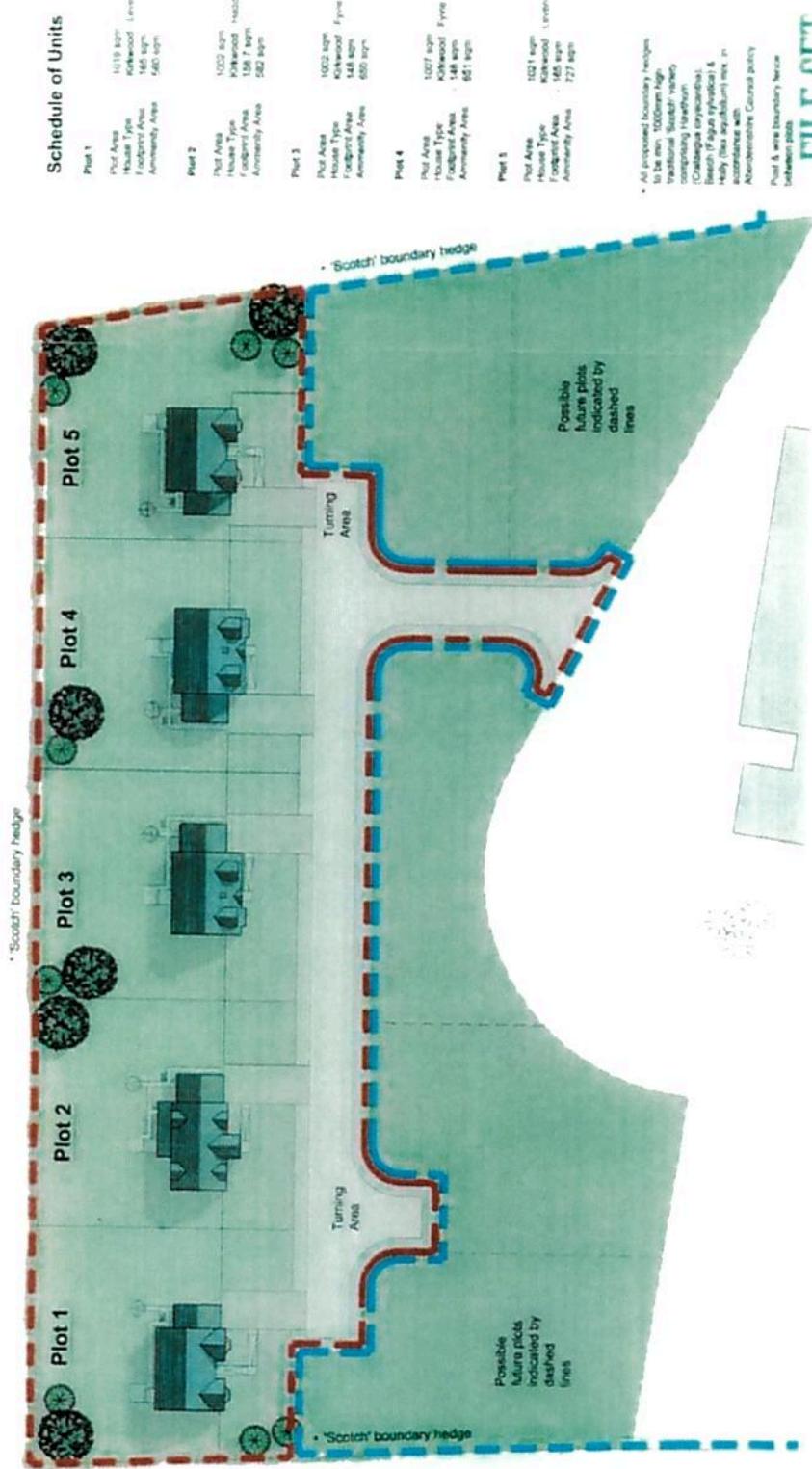
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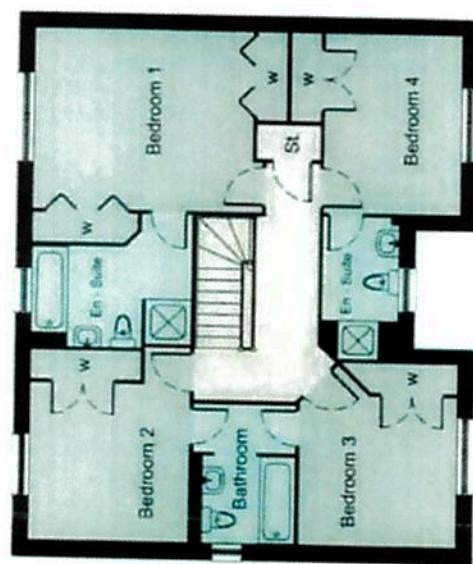
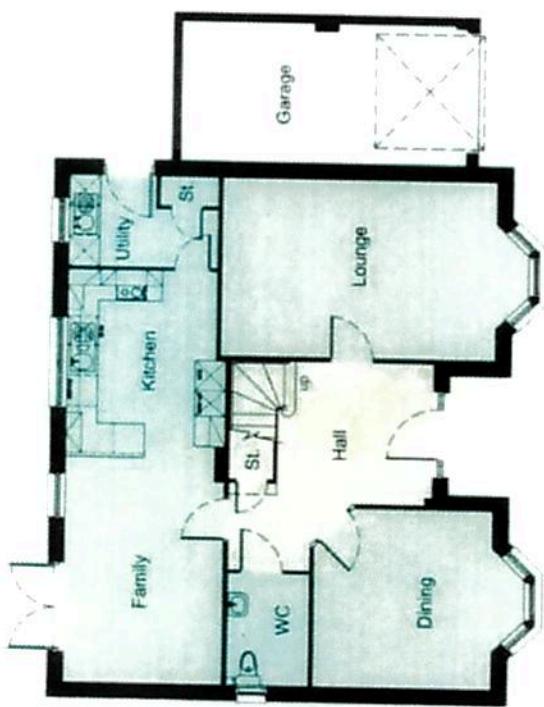
ALL HOUSE TYPES ARE FROM  
KIRKWOOD HOMES LTD RANGE

PLANNING

LEADINGHAM JAMESON ROGERS - HYND
Plot 1
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Plot 4
Plot 5
Plot 6
Plot 7
Plot 8
Plot 9
Plot 10
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Plot 99

Site Block Plan





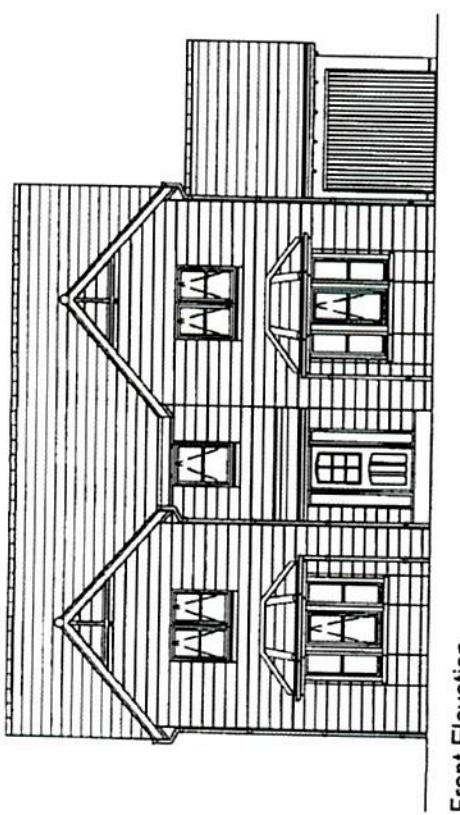
Areas	
Lounge	5.37 x 3.57m
Dining	3.86 x 3.57m
Kitchen / Family	8.25 x 3.57m
Bathroom	1.81 x 1.70m
Bed 1	4.28 x 3.60m
Bed 2	3.11 x 3.06m
Bed 3	3.09 x 2.91m
Bed 4	3.57 x 2.67m
Total	165 sq m

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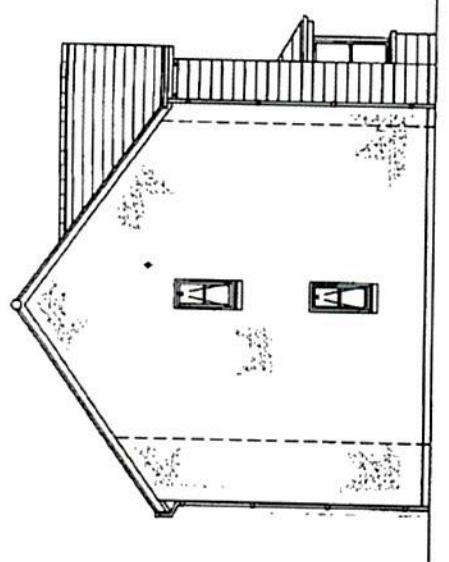
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Leven Layout Plans - Plots 1 + 5 (Handed)

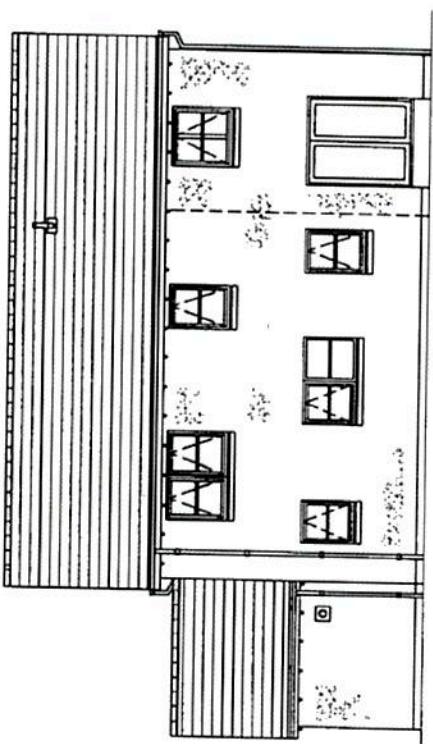
LEADINGHAM JAMESON ROGERS + HYND  
Architects Ltd. Registered Office: 100 London Road, Dundee, DD1 1LG, Scotland, UK, DD1 1LG  
Architects  
• Listed Projects: Residential Properties  
• Other Projects: Residential Properties  
• Total Projects: Residential Properties  
• Total Area: 1,000,000 sq ft  
• Total Units: 1,000 units  
• Total Plot Area: 1,000,000 sq ft  
• Total Plot Units: 1,000 units



### Front Elevation



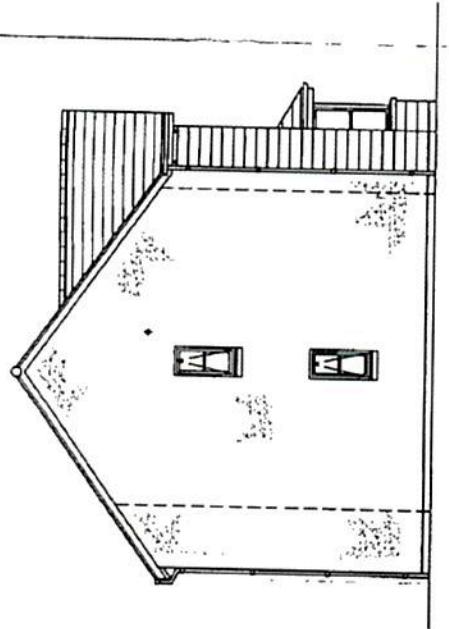
### Side Elevation



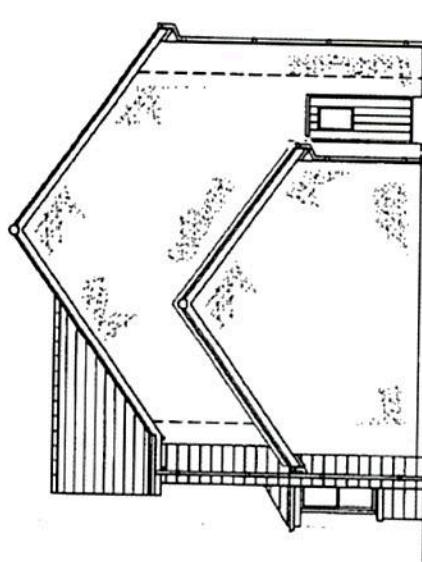
### Rear Elevation

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Leven Elevations - Plots 1 + 5 (Handed)



### Side Elevation



### Side Elevation

External Use of Materials:

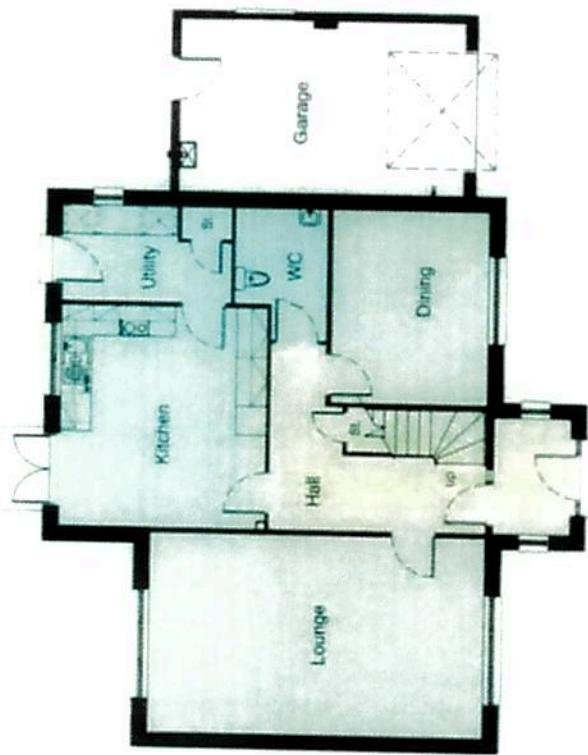
<b>Roof</b>	<b>Concrete Interlocking roof tiles.</b>
<b>Rainwater Goods</b>	<b>Colour: Grey.</b>
<b>Walls</b>	<p><b>Reconstituted stone to front elevation + bascouse.</b></p> <p><b>Colour: Black.</b></p> <p><b>Colour: Buff / Grey.</b></p> <p><b>Tilcon Tri Pak', or similar,</b></p> <p><b>dry dash roughcast.</b></p> <p><b>Colour: Ashton Cream.</b></p>
<b>Windows / Doors</b>	<p><b>Timber high performance d g units painted.</b></p> <p><b>Colour: White.</b></p>

FILE SET

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PLANNING

**LEADINGHAM JAMESON ROGERS + HYND**  
**C H A R T E R E D A R C H I T E C T S**  
 100 Bay Street, Suite 2000, Toronto, Ontario M5J 2M5, Canada  
 Tel: (416) 366-1000, Fax: (416) 366-1001, Telex: 2942100  
 E-mail: [info@lhj.com](mailto:info@lhj.com)



Areas .	
Lounge	6.60 x 4.11m
Kitchen	4.53 x 4.04m
Dining	3.96 x 3.10m
Utility	2.24 x 2.00m
Bathroom	2.21 x 2.16m
Bed 1	3.81 x 3.41m
Bed 2	3.30 x 3.10m
Bed 3	2.90 x 2.74m
Bed 4	4.13 x 2.43m
Total	158.7 sq m

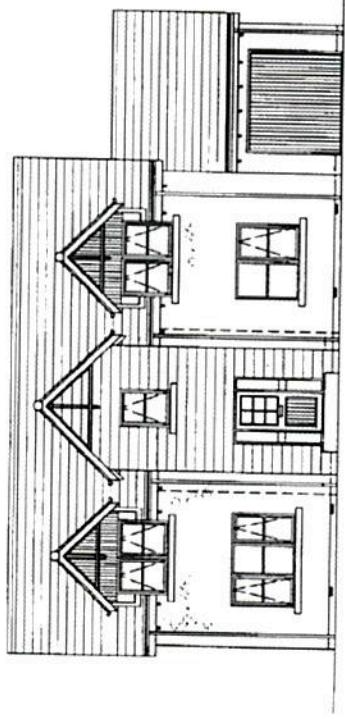
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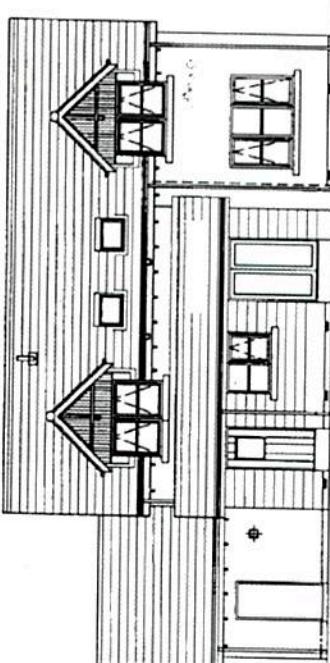
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Haddo Layout Plans - Plot 2

LEADINGHAM JAMESON ROGERS + HYND  
Architects & Planners  
100 London Road, London SW1V 2JL  
T 020 7580 1000 F 020 7580 1001  
www.ljrh.com



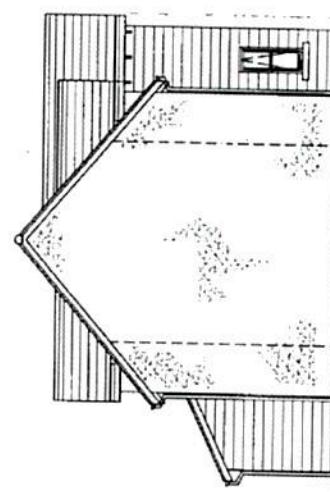
### Front Elevation



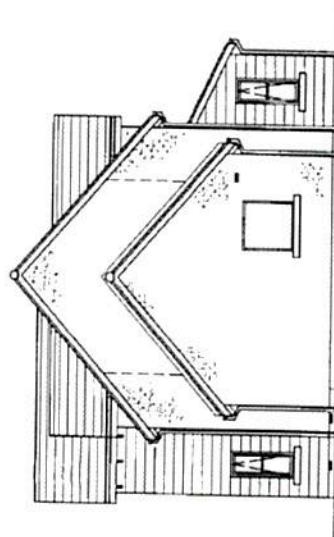
### ear Elevation

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### Side Elevation



**Side Elevation**



### Side Elevation

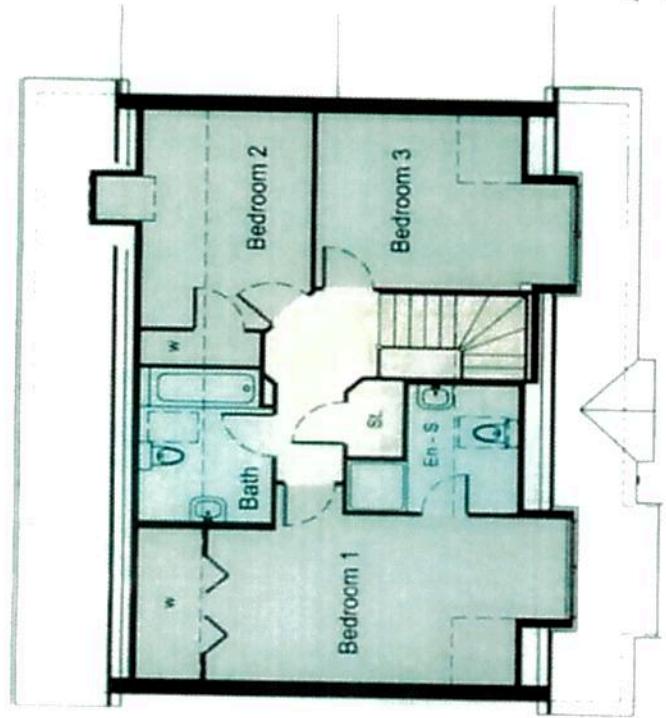
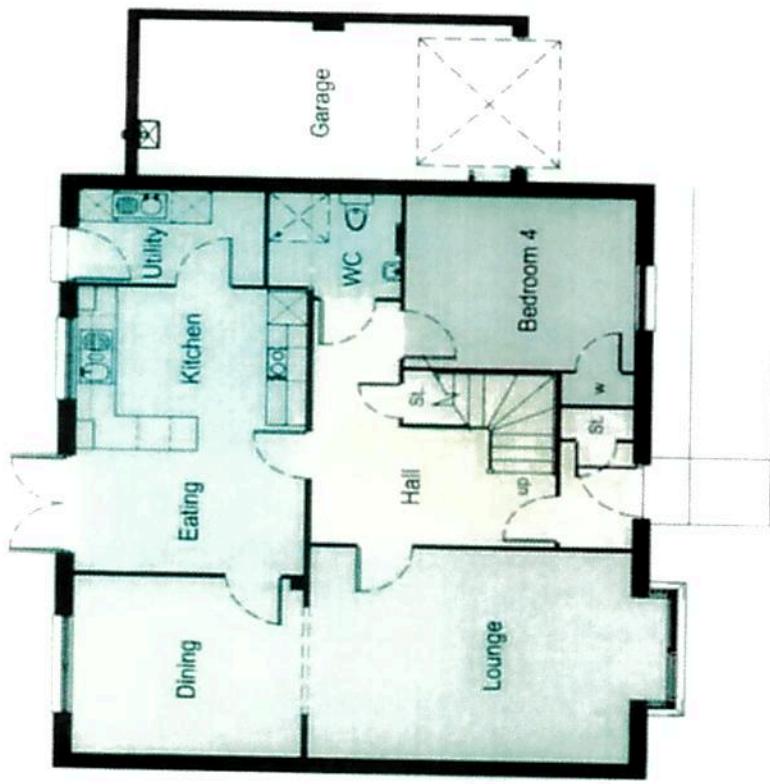
External Use of Materials -

<b>Roof</b>	Concrete interlocking roof tiles. Colour: Grey.	uPVC 'OSMA' or similar. Colour: Black.	Tilcon Tru Pakt, or similar, dry dash roughcast. Colour: Ashton Cream. Reconstituted stone to front / rear sections + basecourse. Colour: Buff / Grey.	Timber high performance d/g units painted. Colour: White.
<b>Rainwater Goods</b>				
<b>Walls</b>				
<b>Windows / Doors</b>				

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Haddo Elevations - Plot 2



Areas -

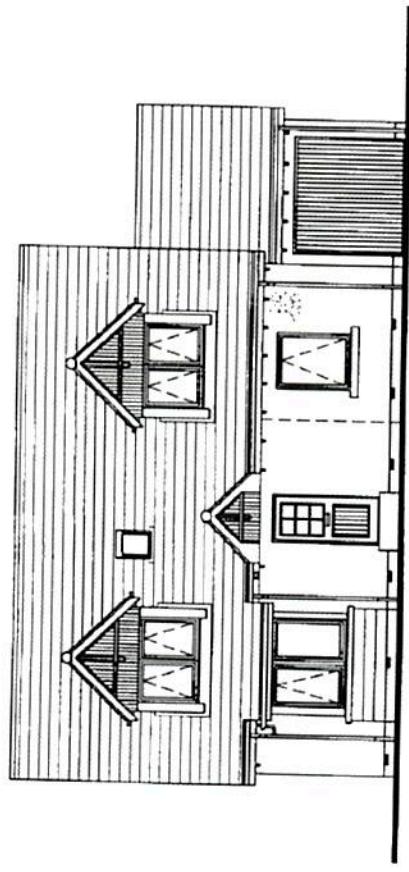
Lounge	6.60 x 4.11m
Kitchen	4.53 x 4.04m
Dining	3.96 x 3.10m
Utility	2.24 x 2.00m
Bathroom	2.21 x 2.15m
Bed 1	3.81 x 3.41m
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Bed 3	2.90 x 2.74m
Bed 4	4.13 x 2.43m
Total	158.7 sq m

Fyvie Layout Plans - Plots 3 + 4 (Handed)

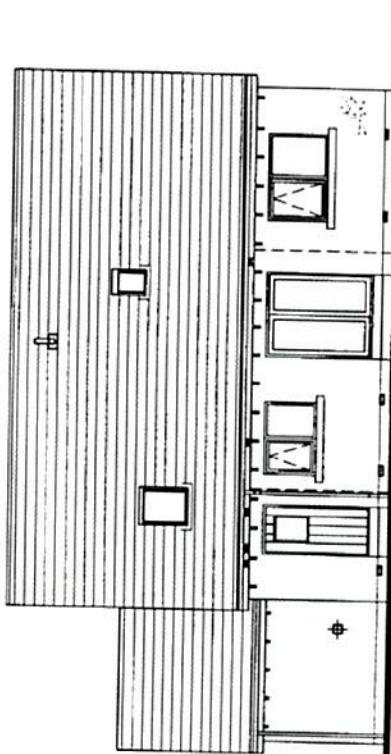
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KIRKWOOD HOMES LTD RANGE

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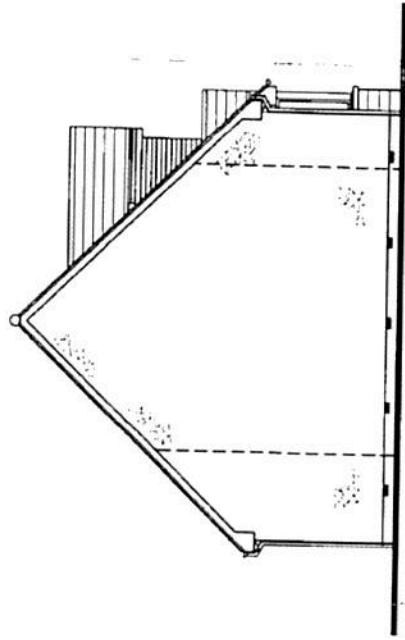


### Front Elevation

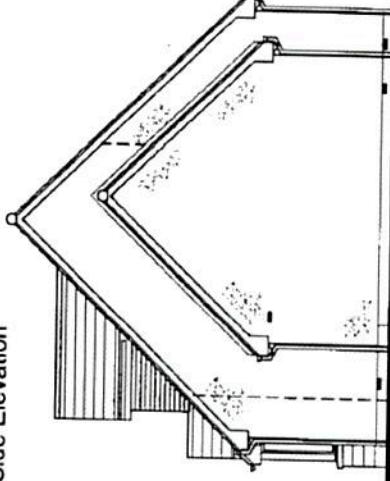


Rear Elevation

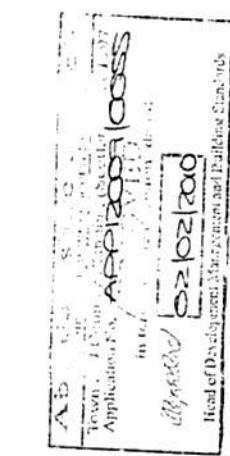
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### Side Elevation



### Side Elevation



External Use of Materials -

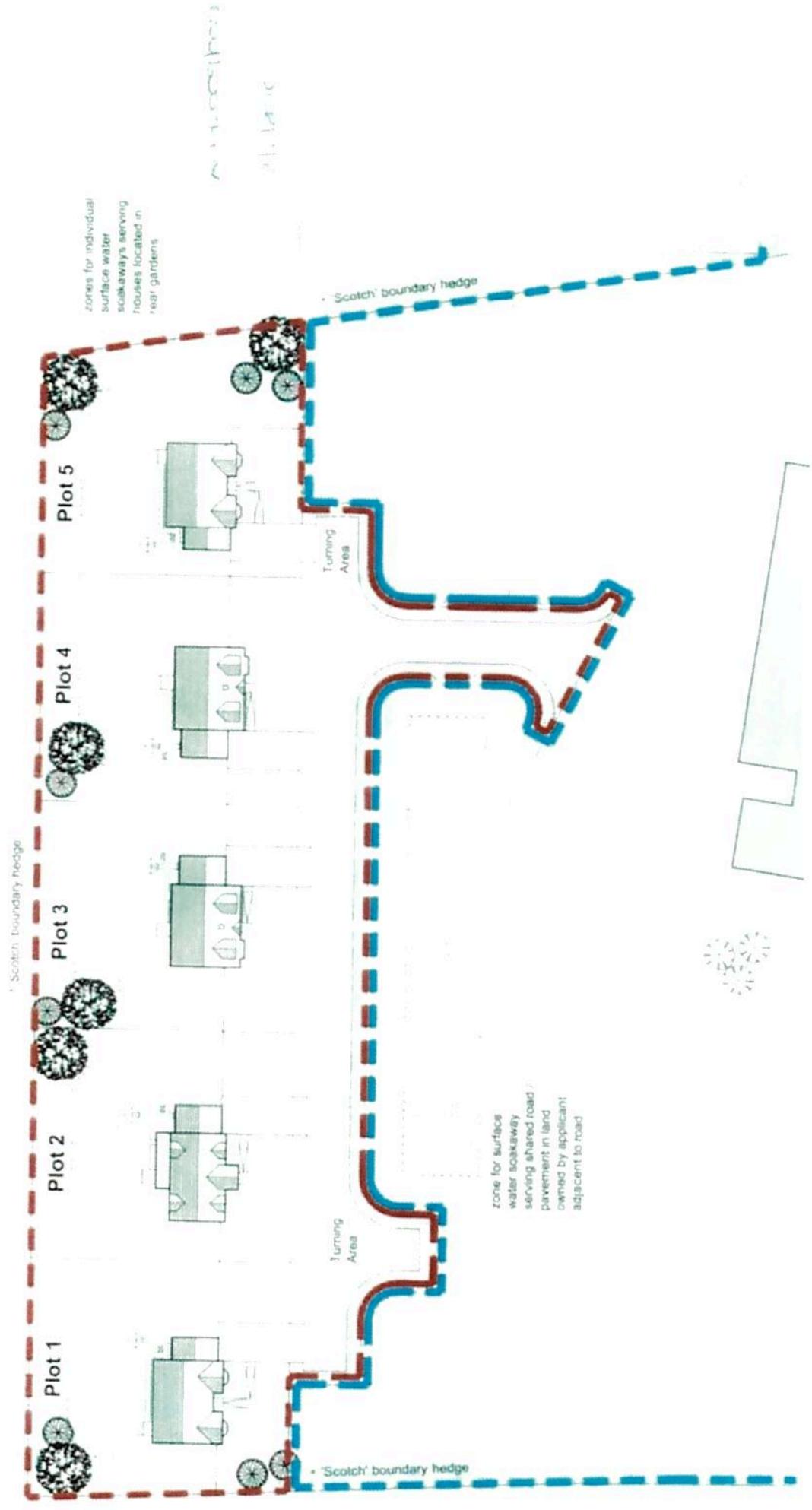
<b>Concrete interlocking roof tiles.</b>	<b>UPVC by 'OSMA' or similar.</b>
<b>Colour:</b> Grey.	<b>Colour:</b> Black.
	<b>'Tilcon Tru Pak', or similar, dry dash roughcast.</b>
	<b>Colour:</b> Ashton Cream.
	<b>Reconstituted stone base-course.</b>
	<b>Colour:</b> Buff / Grey.
	<b>Timber high performance units painted.</b>
	<b>Colour:</b> White. <b>9 units painted.</b>

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## Fyvie Elevations - Plots 3 + 4 (Handed)



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IF ADINGHAM JAMESON ROGERS - HYND

Zones for the location of surface water soakaways indicated by hatching

Full extent and details of soakaways to be developed as part of Building Warrant application