

Property Details

Jamesfield Farm Steading, Newburgh,
Cupar, Perth and Kinross, KY14 6EW

Fixed Price **£95,000**



Property Photos

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Creation Date

11/03/2026

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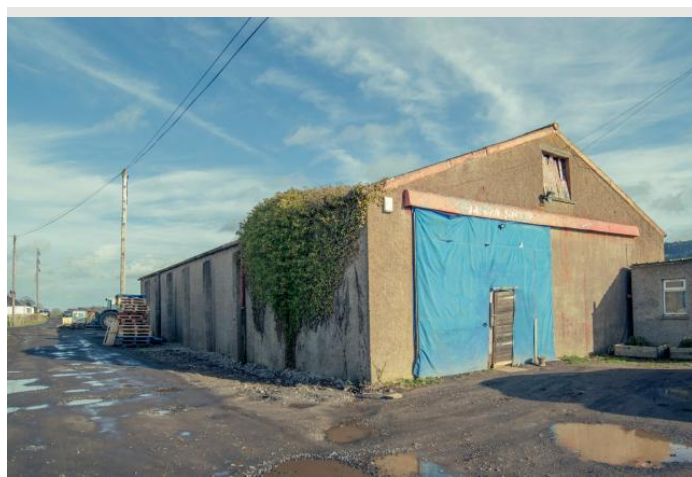
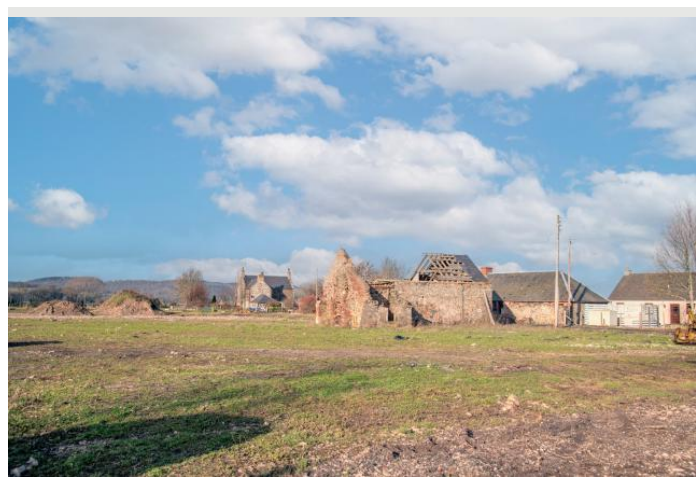


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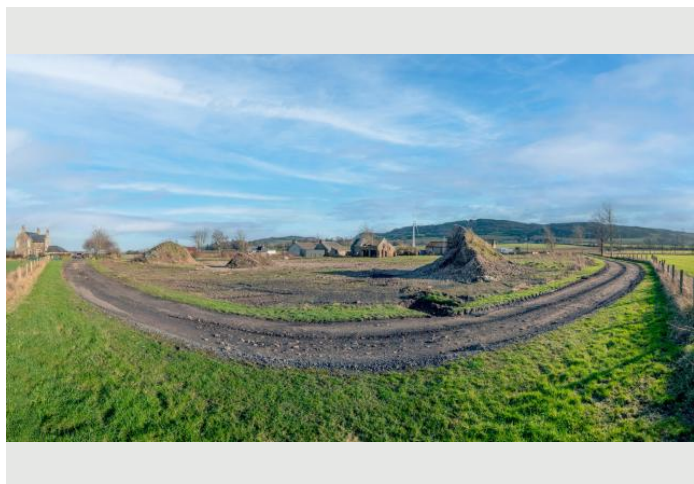


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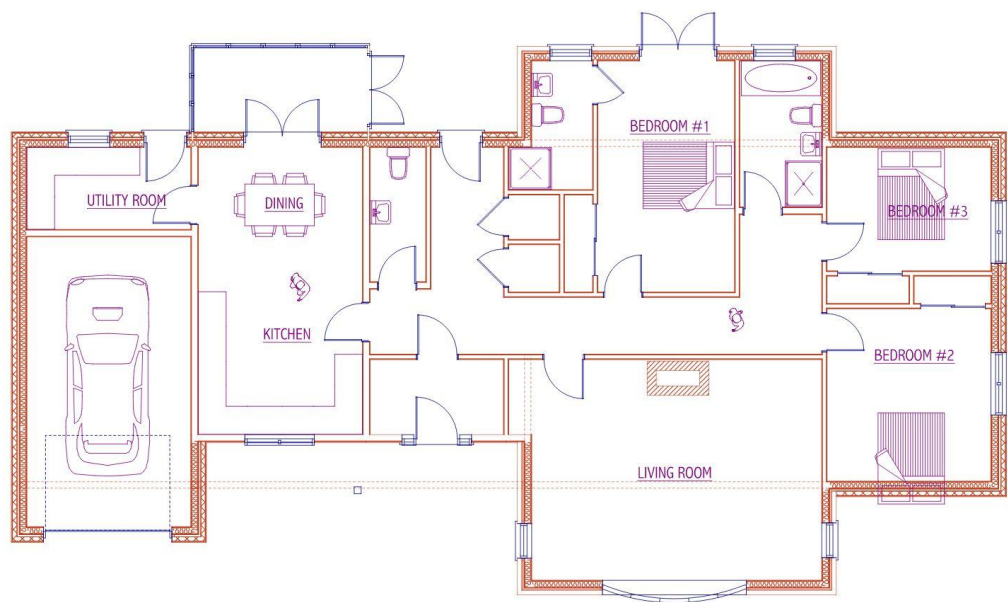


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Property Floor Plans

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GROUND FLOOR PLAN (168sq.m + Garage 24sq.m)

HOUSE TYPE B

Property Info

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Property Type
Land
Property Style
Plot
Bedrooms
-
Bathroom
-
Receptions
-
Tenure Type
Freehold
Floor Area
-
Agency Type
-
Parking
-
Type
Sales
Electricity
-

Property Info

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Water Supply
-
Sewerage
-
Heating
-
Broadband
-
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Fixed Price

Price

£95,000

Land Size

Less than an acre

Age of Property

-

Year Built

-

New Home

No

Property Features

Jamesfield Farm Steading, Newburgh, Cupar, Perth and Kinross, KY14 6EW

Feature 1

An Exceptional Opportunity To Acquire One Of Eight Fully Serviced Self-build Plots

Feature 2

Approximately 2.57 Acres

Feature 3

The Development Enjoys A Notably Peaceful Rural Position A Few Hundred Yards South Of The Confluence Of The River Earn And River Tay.

Feature 4

House Type B Three Bedroom Bungalow

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House Type B- Jamesfield Farm Steading, Newburgh, Cupar, Perth and Kinross, KY14 6EW

A Rare Self-Build Opportunity

Jamesfield Farm Steading represents a compelling opportunity to create a bespoke country home within a carefully considered rural courtyard development, combining privacy, accessibility and strong lifestyle appeal. With services to be installed by the seller and infrastructure works already progressing, purchasers are well placed to focus on design and build. A recommended panel of builders and professional advisers is available if required.

An exceptional opportunity to acquire one of eight fully serviced self-build plots for impressive detached residences at Jamesfield Farm Steading, extending to approximately 2.57 acres (1.04 ha) and arranged in an attractive courtyard setting amid open Perthshire countryside. Set well back from busy public roads, the development enjoys a notably peaceful rural position a few hundred yards south of the confluence of the River Earn and River Tay.

The A903 lies approximately 0.7 miles distant, with Abernethy (2 miles), Newburgh (3 miles), the M90 (Junction 9, 6 miles), Perth (10 miles), Cupar (13 miles), Dundee (21.5 miles), St Andrews (23 miles), Stirling (40 miles) and Edinburgh (44 miles) all readily accessible.

Planning consent (Ref: 16/02074/FLL) has been granted on appeal by Perth and Kinross Council for eight dwellings, with a further three plots (Ref: 24/00064/PREAPL) progressing subject to Section 75 agreement.

Jamesfield Farm Steading occupies a highly desirable rural position within walking distance (approximately 0.6 miles) of the popular Jamesfield restaurant and garden centre via a quiet unclassified public road. The historic

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conservation village of Abernethy, famed for its round tower, lies 2 miles to the north-east, while the small riverside town of Newburgh is approximately 3 miles distant.

The surrounding area provides excellent opportunities for walking, hacking and outdoor pursuits, including established rights of way

through farmland towards Abernethy and scenic routes along the River Earn towards Bridge of Earn. Nearby woodland and river environments support a wide range of activities including cycling, fishing and kayaking. A mainline railway station in Perth offers frequent services to both Edinburgh and Dundee. The offering represents a rare opportunity to acquire not only a building plot but also, by separate negotiation, the option of

additional land or paddock particularly appealing to purchasers with equestrian interests seeking direct hacking from the doorstep.

The Development

The former agricultural shed has now been demolished, with concrete lifted and crushed, part of which has been reused as bottoming for the new perimeter road. Pegging of the individual plots is underway. Following dismantling of the remaining granary, reclaimed stone will be made available to purchasers for incorporation into house wall construction, further enhancing the architectural cohesion of the scheme.

The Sellers will:

- Upgrade the access road with additional tarmacadam passing places and form a new perimeter road (subject to Roads Department agreement)
- Install mains electricity, private water supply and a private sewage treatment plant with SUDS facilities
- Undertake contamination surveys
- Provide a bin store adjacent to the public road
- Create a childrens play area to the south of the development

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Subdivide the courtyard into private garden areas (subject to non-material planning variations), with hedge planting replacing selected stone wall divisions

A residents committee will be established to oversee future maintenance of the sewage treatment plant, private water system and communal recreational areas.

There remains flexibility within the wider holding, including potential reconfiguration of the eight-plot scheme to form four larger plots, together with the possibility of additional land acquisition alongside individual lots.

House Types

The approved layout incorporates three principal house styles, carefully designed to complement the rural setting and cohesive courtyard arrangement.

House Type A Four Bedroom 1 Storey Home

The House Type A is a striking four-bedroom, one-and-a-half storey family home, carefully designed to blend traditional Scottish rural architecture with contemporary refinement. Arranged over two levels, the layout offers generous and flexible accommodation ideally suited to modern family living. The design is defined by its impressive roofline, with a broad, steeply pitched slate roof incorporating large-format rooflights and a substantial rear dormer, ensuring excellent natural light to the upper floor. The principal front-facing gable forms a strong focal point, constructed in natural stone and enhanced by full-height glazing at ground level. Above, a glazed balcony set within the gable introduces a contemporary architectural feature, likely serving the principal bedroom or an additional reception space, and creating a strong visual connection with the surrounding countryside. The faade combines a refined palette of natural stone, smooth render and horizontal cladding,

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providing depth and texture while maintaining cohesion. A substantial stone chimney stack further reinforces the traditional character.

The integral double garage sits neatly beneath the main roofline and features timber-style doors with glazed upper panels, contributing both practicality and symmetry. The centrally positioned entrance is recessed beneath a sheltered overhang, creating a welcoming approach framed by a gravel driveway and traditional low stone boundary wall.

Overall, it offers a confident and elegant interpretation of a modern Perthshire country house.

Available plots:

Lot 2 (House Type A) Offers Over 95,000

Lot 8 (House Type A) Offers Over 95,000

Plot sizes range from approximately 0.236 to 0.270 acres, each benefiting from generous curtilage and open rural outlook.

House Type B Three Bedroom Bungalow

House Type B is an attractive three-bedroom bungalow with integral garage, arranged over a single storey and ideally suited to downsizers

or those seeking lateral living. The design provides bright, well-proportioned accommodation with direct garden access and efficient internal flow.

The architectural language draws on traditional rural Scottish forms, combining natural stone to the principal elevation with complementary render and horizontal timber-style cladding. A steeply pitched dark slate roof provides strong visual definition, while a substantial stone chimney stack adds character and presence. The integral garage,

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complete with timber-style double doors and glazed upper panels, is seamlessly incorporated

beneath the main roofline, ensuring a cohesive frontage. The entrance is set beneath a sheltered porch, creating a welcoming point of arrival, while generously proportioned front-facing windows allow excellent natural light into the principal living spaces. A low stone boundary wall enhances the sense of enclosure and rural authenticity.

Available plots:

Lot 3 (Type B) Offers Over 95,000

Lot 6 (Type B) Offers Over 95,000

Lot 7 (Type B) Offers Over 95,000

Plot sizes range from approximately 0.19 to 0.23 acres.

House Type C Four Bedroom 1 Storey Home

House Type C comprises a generous four-bedroom family house arranged over one and a half storeys, thoughtfully designed to reflect traditional Scottish vernacular architecture. Characterised by a steeply pitched slate roof, balanced proportions and a blend of natural stone and smooth rendered finishes and presents a timeless rural aesthetic. The front elevation features a prominent gable with large picture windows maximising natural light to the principal living areas, complemented by a smaller upper dormer adding both character and practical upper-floor accommodation. An integrated double garage with traditional-style doors and gravel driveway provides modern convenience, while the recessed

entrance offers a sheltered and welcoming approach.

Internally, the layout provides adaptable accommodation with bedrooms arranged across both ground and upper levels, ideal for growing families or flexible home working. Externally, low natural stone boundary walls, private garden ground and open

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countryside views allow the property to sit comfortably within the courtyard while maintaining a strong landscape connection.

Available Plots:

Lot 4 (Type C) Offers Over 95,000

Lot 5 (Type C) Offers Over 95,000

Lot 1 (Type C) Offers Over 95,000

Plot sizes range from approximately 0.18 to 0.27 acres.

Additional Land

There is the opportunity, by separate negotiation, to purchase a house plot together with additional land or paddock ideal for those with equestrian or smallholding interests.

Owners and Professional Team

Owners: Ian & Roy Miller

Architect / Planning: WJ Beatson Planning

Planning Reference: 16/02074/FLL (granted on appeal).

The Section 75 Agreement has been signed, requiring the sellers to meet low-cost

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housing, road and education contributions.

Directions From Edinburgh:

Cross the Forth Road Bridge and join the M90 northbound signposted Perth, Dundee and Aberdeen. Exit at Junction 9 and turn right onto the A912 signposted Newburgh and Cupar. At the roundabout take the first exit onto the A913 and proceed through Abernethy. Approximately one mile beyond the village, immediately after the traffic lights at the narrow railway bridge, turn first left. Continue past the farm restaurant and nursery, descend the hill and take the first right onto a tarmac farm road. Proceed past the farmhouse bungalow; the steading lies approximately 200 yards further along.

Directions From Dundee:

Cross the Tay Bridge and at the roundabout take the second exit onto the A92 signposted Edinburgh and Kirkcaldy. At the Forgan roundabout take the second exit onto the A92, then turn right onto the A913. Continue past Newburgh, then turn right and right again, following signs to Jamesfield Farm.

Important Notice

These particulars do not form part of any offer or contract. All measurements are approximate and provided for guidance only. No responsibility can be accepted for any errors, omissions or mis-statements.

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