



**McEwan Fraser Legal**

Solicitors & Estate Agents

01738 500 655

**Jackstone Steadings**

BANKFOOT, PERTH, PERTSHIRE, PH1 4FF



# BANKFOOT

perth

Jackstone Steadings is situated close to the village of Bankfoot, which offers facilities including a primary school, shops, village inns, restaurants, tennis club and community church. There is also easy access to numerous championship golf courses, such as Rosemount, Landsdowne, the world famous Gleneagles King course, Queen's course and the PGA Centenary course, all within a thirty-minute drive away.

Private schools including Strathallan, Kilgraston, Craigclowan and Glenalmond are all within a short drive. The A9 main Road is situated close by linking this area to Perth, the Central Belt and beyond. The Central Belt can be reached by car in approximately thirty minutes, with Edinburgh being approximately one hour drive away and Glasgow being just over one hours drive away. Beautiful walks are located everywhere with a personal favourite located a short drive away in Dunkeld.

Bankfoot is a popular village approximately eight miles north of Perth and is by-passed by the A9. Major shopping, commercial, recreational and entertainment facilities are widely available in Perth. Perth city centre, situated in the heart of Scotland, is a consistent winner of Beautiful Britain award. It is home to a community of eclectic retailers, atmospheric eateries, a bustling shopping centre, theatre and concert hall. In Perth city centre you can shop, eat and be entertained. The city centre

offers all social and cultural facilities including theatre and concert hall. Perth has a wide range of independent shops as well as some of the high street brands.

The A9 is undergoing a major upgrade from single to dual carriageway. The Luncarty to Pass of Birnam section encompasses 9.5km of the A9 and will be widened as part of the dualling programme, improving journey times and safety on the route. A number of new access roads and tracks will be constructed to provide properties with safe access to the local road network and the new grade separated junctions. Four new overbridges are proposed to maintain local access across the A9, along with the widening of one existing underbridge and the provision of a new side road bridge. The scheme also includes new footways and cycleways, including a new link between Luncarty and Bankfoot. Overall this is set to improve the accessibility and amenity of the Bankfoot area.





Plot 1



Plot 2



Plot 3

# JACKSTONE STEADINGS

*bankfoot*

Planning your new home from scratch is a dream for many people and the key to the decision-making is the location.

McEwan Fraser Legal is excited to be part of this journey by presenting to the market three fantastic plots with outstanding countryside views to the hills beyond. These plots, nestled in the heart of Perth-shire, offer semi-rural idyll mixed with the luxury of ease of commuting. The best of both worlds. These plots are available for sale as self-builds however the company that built the existing prestigious home on this site (the photos will give you a good idea on the quality and finish available) are on hand to discuss your dream home and in a position to make it a reality. The choice is yours.

### Planning

Planning permission was previously granted for the erection of three homes. Planning status is for full planning consent.

Plots 1 and 2 08/00556/FUL  
Plot 3 08/01323/FUL

### Plot Sizes

Plot 1 1600m<sup>2</sup> or 0.40 acre (approx. and thereby)  
Plot 2 1120m<sup>2</sup> or 0.30 acre (approx. and thereby)  
Plot 3 2550m<sup>2</sup> or 0.65 acre (approx. and thereby)

### Services

We believe that all main services are located in the vicinity of the site.

There are residential dwellings in the locale, which all have access to services. However, prospective purchasers should make their own enquiries with the appropriate service providers.



Panoramic view of the area

# PROPOSED PLANS FOR JACKSTONE STEADINGS

## Bankfoot

*“... the company that built the existing prestigious home on this site are on hand to discuss your dream home and in a position to make it a reality. The choice is yours...”*

### PROPOSED PLAN PLOT 1



South Elevation  
Scale 1:100



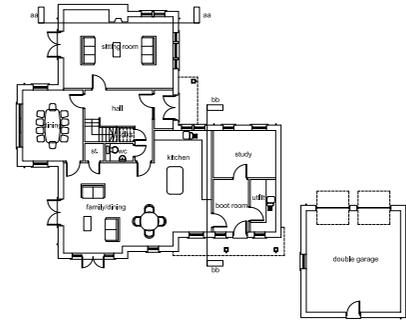
West Elevation  
Scale 1:100



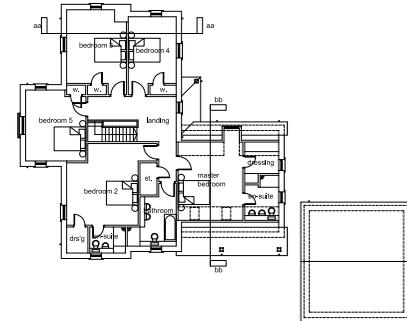
North Elevation  
Scale 1:100



East Elevation  
Scale 1:100



Ground Floor Plan  
Scale 1:100  
House Type 1 - Plot 1



First Floor Plan  
Scale 1:100

### PROPOSED PLAN PLOT 2



South Elevation  
Scale 1:100



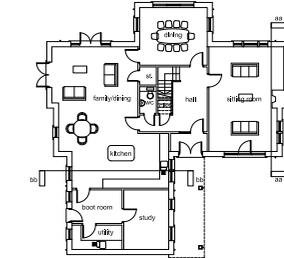
West Elevation  
Scale 1:100



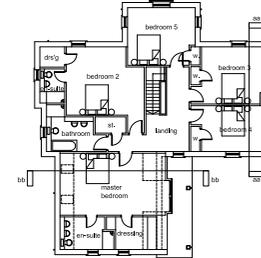
North Elevation  
Scale 1:100



East Elevation  
Scale 1:100

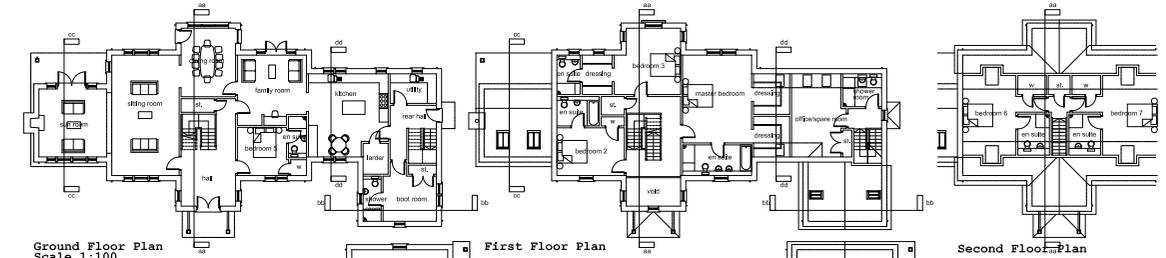


Ground Floor Plan  
Scale 1:100  
House Type 2 - Plot 2



First Floor Plan  
Scale 1:100

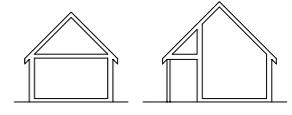
### PROPOSED PLAN PLOT 3



Ground Floor Plan  
Scale 1:100

First Floor Plan

Second Floor Plan



Cross Section B-B Cross Section C-C  
Scale 1:100



North Elevation



East Elevation



South Elevation  
Scale 1:100  
House Type 3 - Plot 3



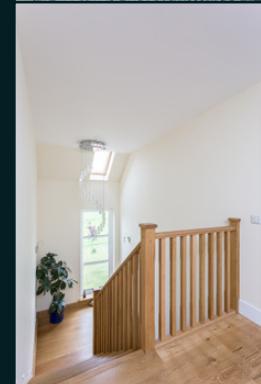
West Elevation



# PLOT 4 AT JACKSTONE STEADINGS

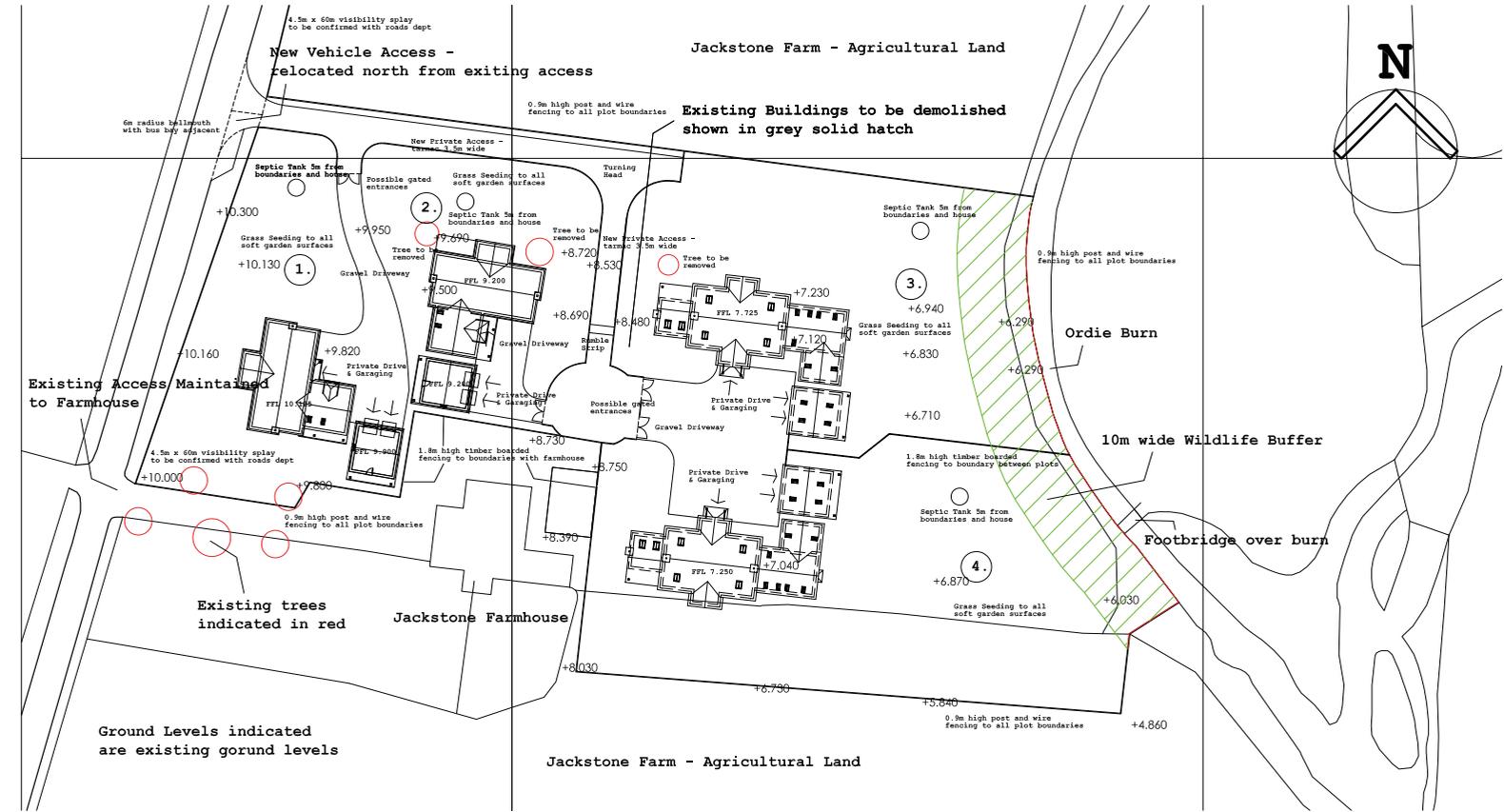
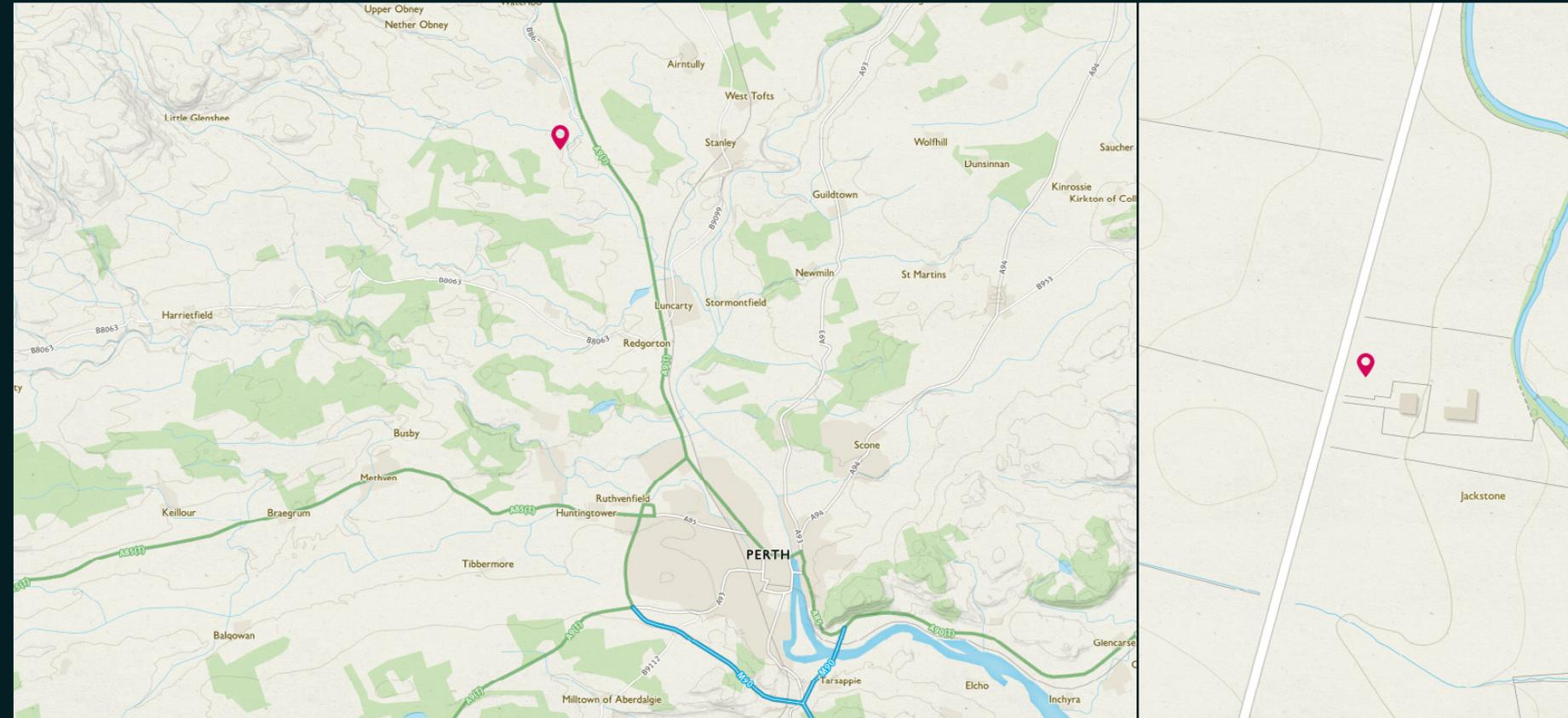
*bankfoot*

*These photos are for illustrative purposes only to give you a good idea on the quality and finish available. Plot 4 is not available for purchase.*



# MAP & SITE PLAN

blankfort






**McEwan Fraser Legal**

Solicitors & Estate Agents

Tel. 01738 500 655  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available

**Disclaimer :** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**JAYNE SMITH**  
 Surveyor



Professional photography  
**GRANT LAWRENCE**  
 Photographer



Layout graphics and design  
**ALLY CLARK**  
 Designer