

## **PLOT 1. THE STACKYARD**

**High Street, Strathmiglo, Fife, KY14**

## **BUILD THE LIFE YOU'VE IMAGINED**

A rare opportunity to self build something remarkable  
at the foot of The Lomond Hills

STONE ACRE







# No 1 The Stackyard



FOUR



FOUR



TWO



208 m2 \*

PLOT WITH PLANNING  
PERMISSION

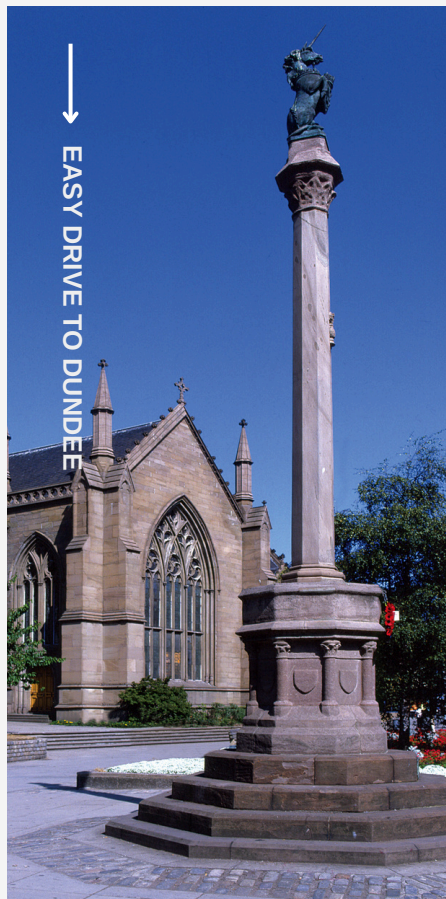
ENERGY EFFICIENT  
DESIGN

PLOT SIZE  
1,050 m2

DETACHED  
VILLA

• Gross Internal Floor Space





# **Build the Life You've Imagined** - A rare opportunity to build something remarkable at the foot of the Lomond Hills

## **Introduction**

Plot 1, a fully serviced self-build plot located on the edge of Strathmiglo, a well-connected village in North East Fife known for its traditional charm and community feel.

One of just two available plots, it offers the chance to create a home that works for your lifestyle—surrounded by open countryside, with the Lomond Hills as a striking backdrop. With full planning permission already in place and a plot size of 1,050 m<sup>2</sup>, it's ready for someone with a vision to bring it to life.

## **Prime Location and Connectivity**

Strathmiglo is a charming, traditional village that boasts a welcoming community atmosphere, local shops, and the popular Railway Tavern pub, all set against a backdrop of stunning countryside. It's home to a well-regarded nursery and primary school, and lies within the catchment for Bell Baxter High School—only a 15-minute drive away in nearby Cupar.

Perfectly positioned for commuting, the village sits just off the A91 with straightforward connections to Perth, Dundee, St Andrews and Edinburgh. The historic Royal Burgh of Falkland is just a short drive away, offering artisan shops, cafes and beautiful woodland walks.





## Unparalleled Setting

Enjoying a private position at the edge of the village with uninterrupted views of the Lomond Hills Regional Park. The surrounding landscape is not only breathtaking—it's an open invitation to embrace the outdoors, with hill walking, cycling and nature right on your doorstep.

Here, you can enjoy the slower pace of rural life while still being connected to everything you need.

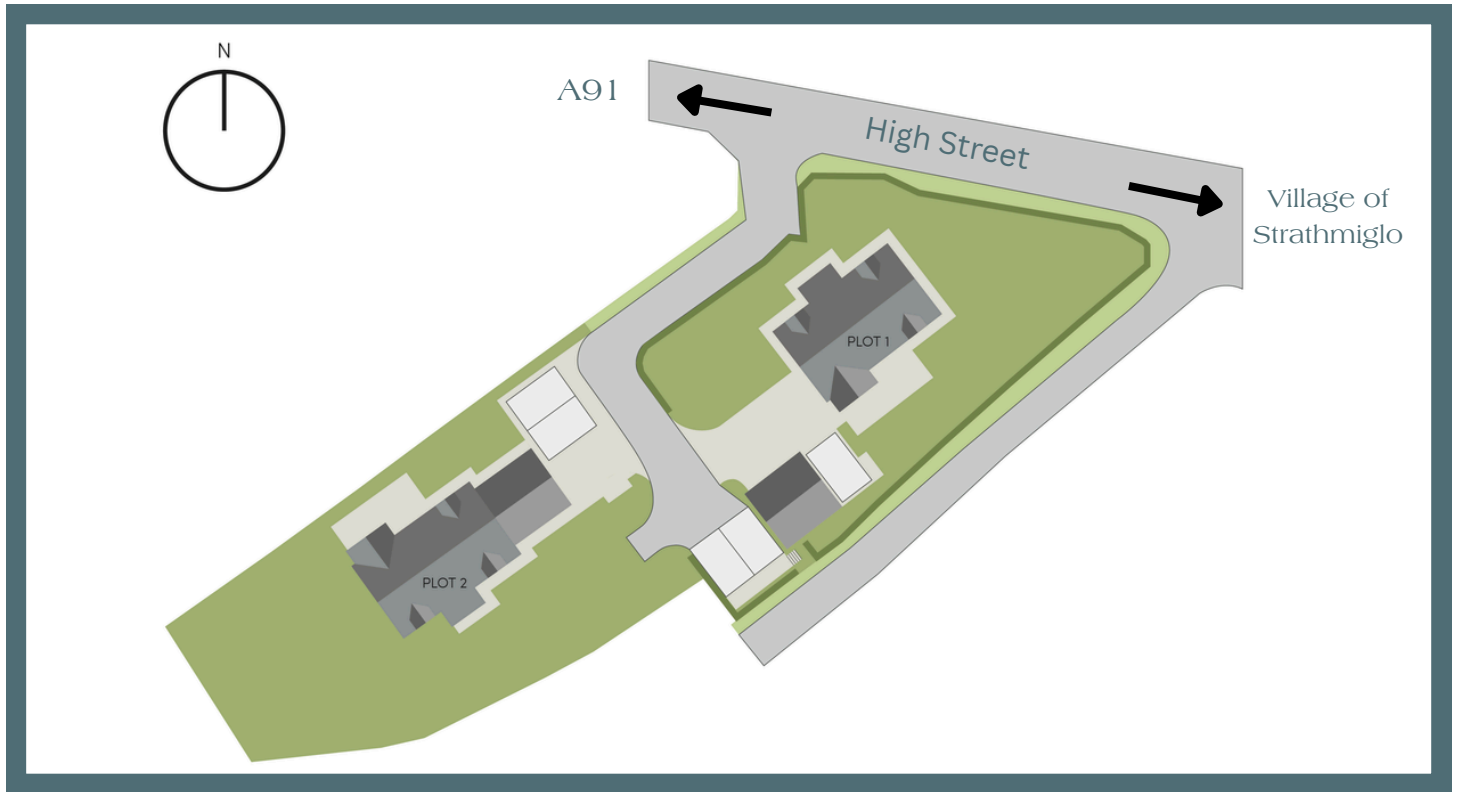
*See the setting. Imagine the possibilities.*

Preview the location through this property film



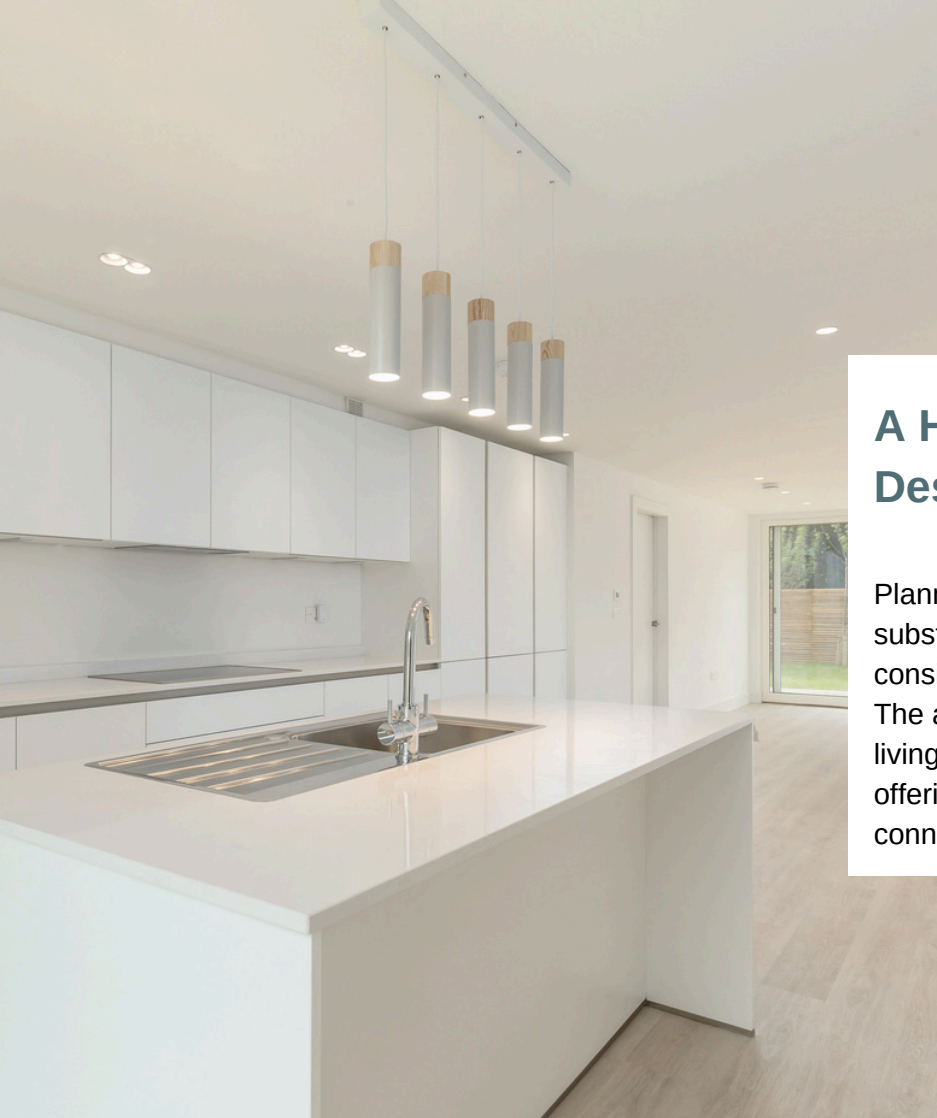


# DEVELOPMENT PLAN



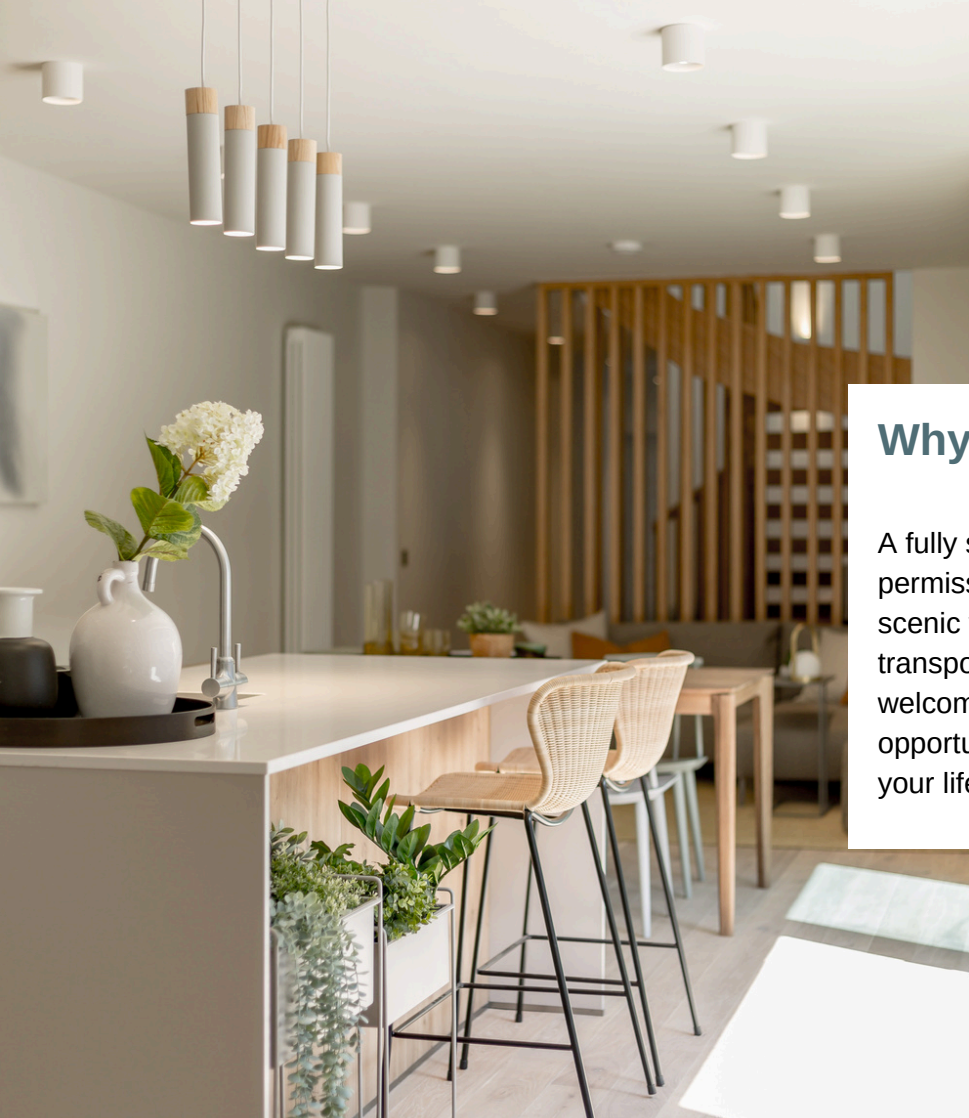
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## **A Home Thoughtfully Designed**

Planning permission has been granted for a substantial family home—carefully considered to support modern family life. The approved design balances generous living spaces with a thoughtful layout, offering flexibility, functionality and a strong connection to the surrounding landscape.



## Why Build Here?

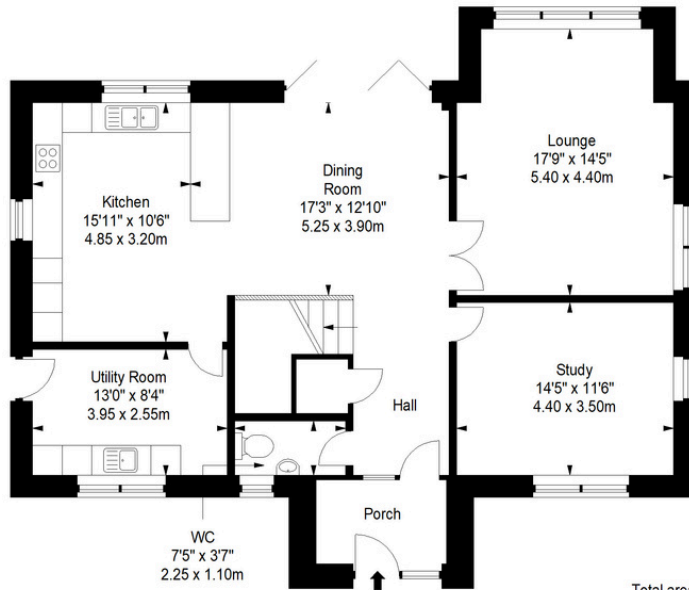
A fully serviced plot with planning permission already in place, set in a scenic village with excellent schools and transport links. Enjoy panoramic views, a welcoming community, and the rare opportunity to create a home that reflects your lifestyle.



# PLOT 1

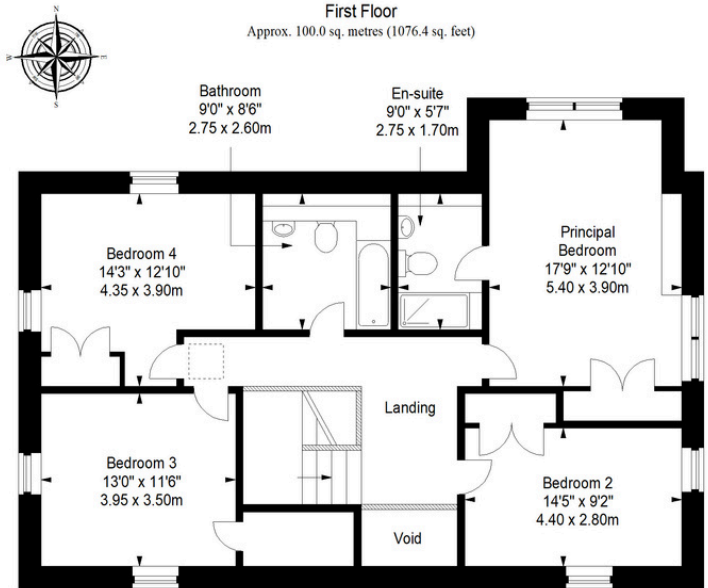
## Ground Floor

Approx. 108.0 sq. metres (1162.5 sq. feet)



## First Floor

Approx. 100.0 sq. metres (1076.4 sq. feet)



Total area: approx. 208.0 sq. metres (2238.9 sq. feet)



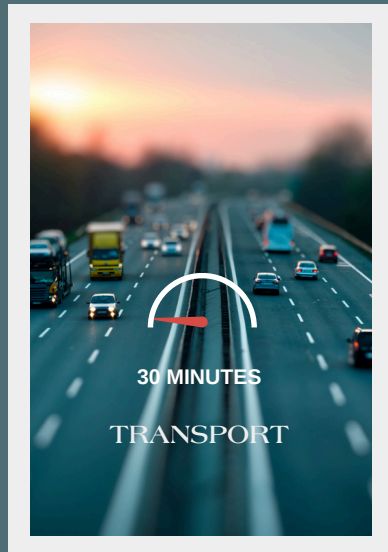
# FROM VISION TO REALITY

This is more than a land purchase—it's a complete opportunity to build your home with confidence. Recognising that self-build projects can feel overwhelming, the team at Stone Acre has carefully considered every step of the journey. With planning permission in place for an architect-designed home, they've also partnered with trusted local experts, Thomson Project Management, to support you throughout the process. Offering a full project management service, they'll help bring your vision to life—coordinating contractors, sourcing materials, managing timelines and budgets—so you can focus on the exciting part: creating a home that's truly yours.

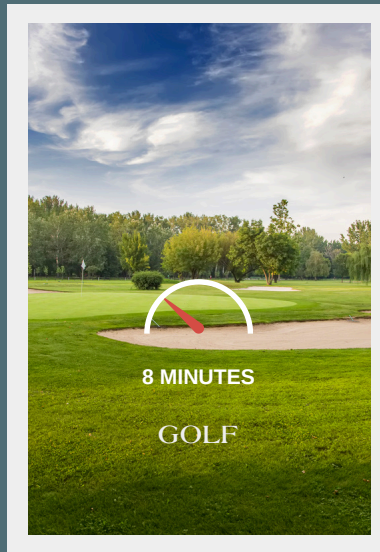


**THOMSON**

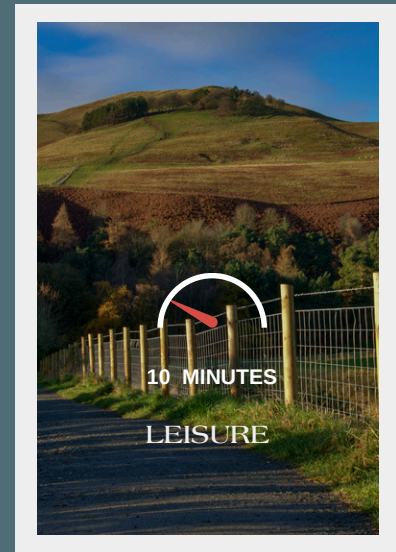
PROJECT  
MANAGEMENT



The village of Strathmiglo sits just off the A91 with easy transport routes to Dundee and Edinburgh.



Discover outdoor bliss near the property, with numerous golf courses just moments away, perfect for leisurely rounds in stunning surroundings.



The Lomond Hills stand as Fife's most prominent landmark, featuring a variety of pathways for you to explore and enjoy.



# STRATHMIGLO FIFE



## AREA STATS



 WALK SCORE



 BIKE SCORE



 TRANSIT SCORE



## GOOD EATS

THE RAILWAY  
TAVERN

★★★★★

THE BOAR'S  
HEAD

★★★★★

PILLARS OF  
HERCULES

★★★★★



## LOCAL RETAIL



5 MINUTES  
FALKLAND



15 MINUTES  
CUPAR



45 MINUTES  
EDINBURGH



## SCHOOLS

STRATHMIGLO  
PRIMARY

BELL BAXTER  
HIGH SCHOOL

FALKLAND  
PRIMARY

DOLLAR  
ACADEMY

DUNDEE HIGH  
SCHOOL

ST LEONARDS  
SCHOOL

# Home

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