



***Development Opportunity at Plot One,
Birchwood Crescent***

***Dumfries
DG1 3ED
£350,000***



 01387 739000
 info@jhslaw.co.uk

Development Opportunity at Plot One, Birchwood Crescent, Dumfries, DG1 3ED

SUMMARY

This property offers a rare opportunity to design and customise your own home without the long wait typically associated with a self-build. Constructed to exceptionally high standards, it also boasts outstanding eco-friendly features.

Plot One is currently available for purchase in its present condition, having been constructed to a wind and water tight level. The buyer will acquire the structural shell of the house, allowing them to complete the finishes themselves.

Situated in a highly sought-after area of Dumfries, it provides convenient access to shops, schools and transport links, making it ideal for both families and professionals.

This is the perfect home for anyone who wants to create their dream home while enjoying a spacious, low-maintenance property that meets the demands of modern living.

- ***New Build Property***
- ***Exclusive Development***
- ***High Quality Build***
- ***Bespoke Finishes***
- ***Finished by the Buyer***

VIEWING ARRANGEMENT

By arrangement with the selling agents:

JHS LAW

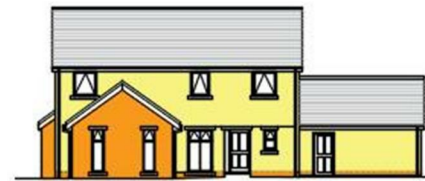
8 Bank Street, Dumfries, Dumfries and Galloway,
DG1 2NS

Tel: 01387 739 000

Email: reception@jhslaw.co.uk

ASKING PRICE

£350,000



REAR ELEVATION



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION

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Description

As it stands, Plot 1 is currently built to a wind and watertight level. The property is currently available for purchase in its present condition, with the buyer acquiring the structural shell of the house, providing a unique opportunity to complete the finishes themselves.

The current architectural plans comprise of a double height vestibule, hall, large kitchen/dining/family room, lounge with bay window, WC, utility, downstairs bedroom with ensuite, upstairs master bedroom with ensuite and dressing room, a third bedroom with ensuite, two further bedroom and a family bathroom.

The bespoke nature of this build means that the house can be built to be completely individual to you.

Outside, there is a driveway, parking area and a low maintenance garden, which again can be designed to suit your individual preferences.

The property also benefits from exceptionally high eco standards. It is being built to Passivhaus Standard and some of the credentials include Mechanical Ventilation Heat Recovery System (MVHR), Triple glazing/Soundproofing, cost effective solar panels (16) with 10KW battery storage, Insulation to a level beyond current guidelines and the EPC rating is likely to be A (infrastructure is identical to completed property next door which is rated A).

This is a home being built with exceptional attention to detail, using high-quality materials and offering numerous premium features that go far beyond the average new build.

As the property is still awaiting completion, the following photographs and drawings are to illustrate what the completed property could look like and include artistic interpretations and examples from Plot 2. Therefore, the images are for illustrative purposes only.

This provides a fantastic opportunity for someone who wants to purchase a high quality new build home and complete the interior details at a slower pace perhaps by themselves or with a builder of their choosing.



FOR ILLUSTRATIVE PURPOSES ONLY. ALL INTERIOR FINISHES ARE CHOSEN BY THE BUYER.



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Artistic Interpretations- For Illustrative Proposes Only



Examples from Plot Two



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- 8 SPUR WITH TOWEL RAIL
- 2 GANG SOCKET
- CARBON MONOXIDE DETECTOR
- HEAT DETECTOR
- SMOKE DETECTOR
- ELECTRIC PANEL HEATER
- SPUR OUTLET
- LIGHT SWITCH
- DOWNLIGHTER
- PENDANT FITTING
- EXTERNAL WALL LIGHT WITH FIR
- EXTERNAL LIGHT

UNLESS OTHERWISE SPECIFIED ALL WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH BS7671:2018 (SEE WIRING REGULATIONS, 18TH EDITION) INCORPORATING ALL AMENDMENTS AND IN COMPLIANCE WITH OTHER BUILDING REGULATIONS, IN PARTICULAR, BUT NOT LIMITED TO, THE BUILDING REGULATION, STRUCTURAL INTEGRITY, SOUND INSULATION, THERMAL INSULATION AND OTHER RELATED MATTERS. THE CONTRACTOR SHALL PROVIDE THE RELEVANT CERTIFICATION AT THE COMPLETION OF THIS PART OF THE WORK.

ALL ELECTRICAL FITTINGS AND SWITCHES SHALL BE FITTED AT A HEIGHT OF BETWEEN 450MM AND 1200MM ABOVE FINISHED FLOOR LEVEL.

ACCESS STAIRS WITHIN DWELLING FLOOR TO BE MAX RISE 42 DEGREES. MIN GOING TO BE 220MM AND MAX RISE OF 220MM. TAPERED TREADS TO HAVE MIN WIDTH OF 300MM AT NEAL POST. HANDRAIL TO BE MIN 840MM HIGH AS MEASURED FROM THE PITCH LINE OF THE STAIR AND ALL BALUSTERS TO HAVE A MINIMUM VOID BETWEEN THEM OF 100MM MAXIMUM. MIN HEADROOM TO BE 2000MM AT ALL POINTS WITHIN THE STAIR.

DRAINAGE WASTE PIPES RUNNING THE SAME DIRECTION AS THE FLOOR JOISTS FITTED BETWEEN THE JOISTS. WHERE PIPES SPAN ACROSS JOISTS WASTES TO BE FITTED OVER JOISTS AND BORED IN OR DRILLED THROUGH IN THE DIRECTION OF THE JOISTS ONLY. UC WASTE EXCLUDED FROM THIS METHOD. WASTE PIPES TO BE UC 100MM. WBS AND BATH 40MM. SHOWER 50MM.

NEW UNDOOR/EXTERIOR DOORS: ALL UNDOOR/EXTERIOR DOORS WHITE PVCU UNDOOR AND 8 POLYCARBONATE DOORS. ALL COMPLETE WITH HINGERS. TO BE FITTED WITH HINGERS/SLIDING WITH A MIN 10MM GAP BETWEEN PARTS (WINDOWS) TO HAVE A VALUE NOT GREATER THAN 1.6 UNDOOR. OPENING LIGHTS TO BE WEATHER-SEALED AND TO PROVIDE MIN 18 OF FLOOR AREA TO ROOMS SERVED. UNDOORS TO BE FITTED WITH INCLINATION TO GIVE MIN 100MM OPENING TO VARIABLE ROOMS AND SHEDDING TO OTHER ROOMS. PAINTED DOORS IN VARIABLE ROOMS TO HAVE INCLINATION TO GIVE MIN 100MM OPENING. EACH VARIABLE ROOM TO INCORPORATE AN ESCAPE UNDOOR WITH MIN CLEAR OPENING SIZE OF 450MM WIDE X 1000MM HIGH (GULL HEIGHT) MIN 100MM ABOVE FLOOR LEVEL. ANY GLAZING EXTENDING TO LESS THAN 100MM ABOVE FINISHED FLOOR LEVEL UNDOORS AND 100MM ABOVE FINISHED FLOOR LEVEL DOORS TO BE FITTED TO BE SAFETY GLAZING TO BS 5896. ALL GLAZING TO COMPLY WITH BS 6399.

NEW EXTERNAL CAVITY WALLS (RACOS BRICK) CAVITY WALLS TO BE CONSTRUCTED WITH AN OUTER LEAF OF 100MM NORMAL FACED BRICK TO MATCH EXISTING LAD IN REGULAR CORNER. MAXIMUM A MAX 100MM WIDE STRUCTURAL CAVITY. INNER LEAF TO BE 100MM THICK LOADBEARING LIGHTWEIGHT AGGREGATE BLOCKWORK (MIN 300MM) INCORPORATE 100MM THICK GELTUX CONCRETE REINFORCED CAVITY INSULATION WITHIN CAVITY. HELD TIGHT AGAINST BLOCKWORK USING PROPRIETARY WALL TIE RETAINING CLIPS. BLOCKWORK TO BE DRY-LINED INTERNALLY WITH 12.5MM PLASTERBOARD 50MM BUSH IN 50MM REINFORCED JOINTS (WALL CONSTRUCTION TO GIVE A VALUE NOT GREATER THAN 0.16 UNDOOR). BUILT IN SAFETY TYPE WALL TIES 9 MAX 400MM VERTICAL 100MM HORIZONTAL STAGGERED C/S 100MM VERTICAL C/S ADJUSTED OPENING. CLOSE TOPS OF CAVITY WITH 50MM SPACER CAVITY CLOSERS OR SHIPAL APPROVED BOARD. BUILD A CONTINUOUS HORIZONTAL DPC TO BOTH LEAVES OF CAVITY WALLS LOCATED MIN 100MM ABOVE THE ADJACENT EXTERNAL GROUND LEVEL. ALL NEW WALLS TO BE BONDED INTO EXISTING WALLS, MAINTAINING A CONTINUOUS CAVITY, AS SHOWN.

ABOVE GROUND DRAINAGE IN PVCU PIPEWORK WITH SOLVENT WELDED JOINTS, INSTALLED IN ACCORDANCE WITH BS 5517/19. NO CONNECTIONS TO BE MADE TO SOIL PIPE WITHIN 200MM OF A UC CONNECTION, EXCEPT THAT WASTES UP TO 300MM DIA. MAY CONNECT ON THE SAME CENTRE-LINE. NEW FIRST FLOOR CONNECTIONS TO EXISTING SVPT TO BE CONCEALED WITHIN NEW UC DISCHARGED DIRECTLY TO DRAIN THE DROP TO INVERT IS NOT TO EXCEED 1.5M.

WASTE RUNS TO APPLIANCES AS FOLLOWS:

	MIN DIA (110)	MAX RUN (110)
UC	100	NO LIMIT
BWK	40	3000
WBS	50	4000
WASHBURN	32	1000
	40	3000

USE 300MM DEEP SEAL TRAPS OR IF MAX RUN IS EXCEEDED USE RE-SEALING TRAP.

PLATT LEVEL TO GROUND LEVEL 150MM.

DE WITH SURGE PROTECTION.

TUBULE DRYER.

ALL FITTINGS TO CONNECT TO SVPT INDEPENDENTLY TO HAVE INSUFFICIENT PACKING TO PROVIDE FIRE RESISTANCE.

800/2500 SHOWER.

800/2500 UC.

800/2500 WBS.

STARLIFT REST POSITION.

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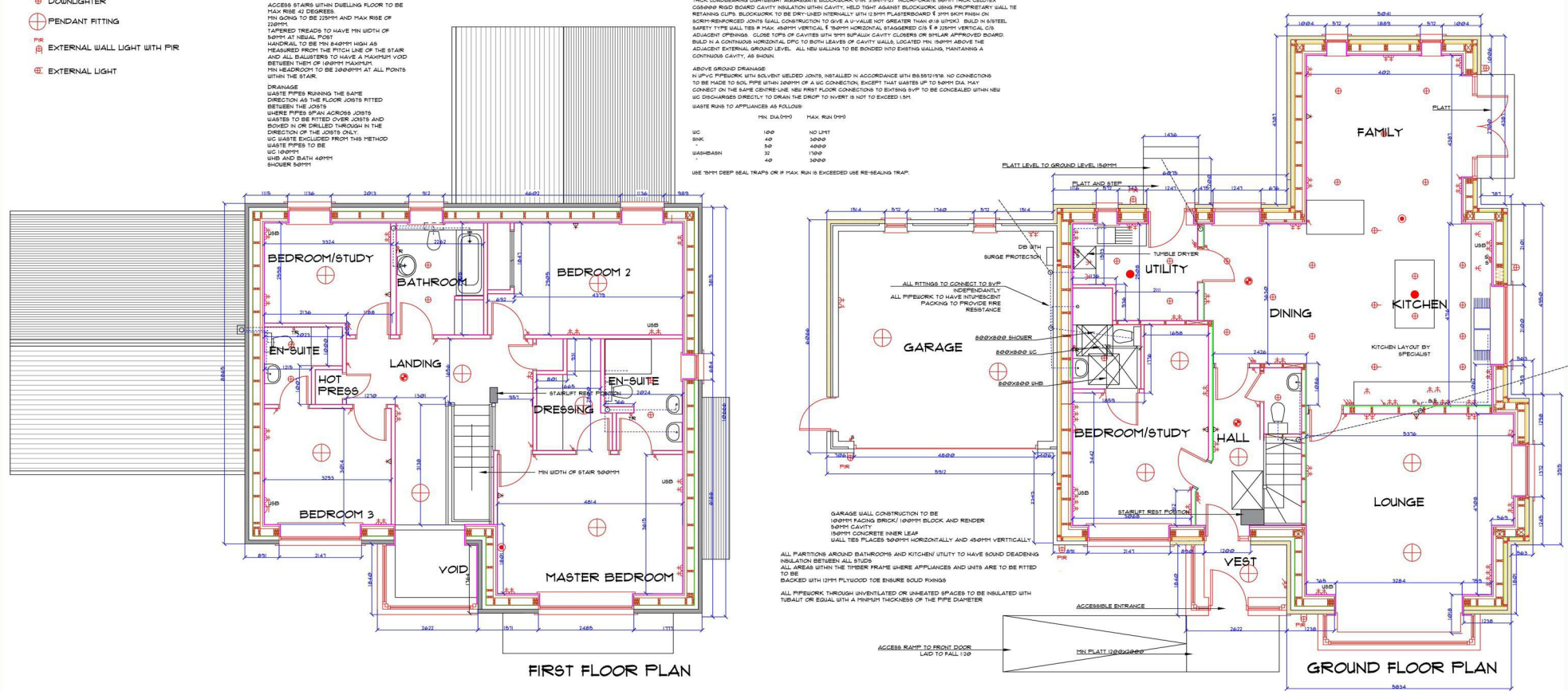
STARLIFT REST POSITION.

STARLIFT REST POSITION.

SCALING THE TEMPERATURE OF THE WATER AT A POINT OF DELIVERY TO A BATH OR BOWL SHOULD NOT EXCEED 40°C.

LIMITING INFILTRATION: ALL DRY LUNG JOINTS BETWEEN WALLS, CEILINGS AND FLOORS, AND AT UNDOOR, DOOR AND ROOF SPACE OPENINGS TO BE SEALED AS FAR AS IS REASONABLY POSSIBLE. VAPOUR CONTROL MEMBRANES TO BE SEALED AROUND THIRDS FINISHES. ALL SERVICE PENETRATIONS OF THE FABRIC OR AROUND BOWNS FOR SERVICES TO BE SEALED AS FAR AS IS REASONABLY POSSIBLE. ALL DOORS, UNDOORS AND ROOF LIGHTS WHERE APPLICABLE TO BE FITTED WITH APPROPRIATE DRAUGHT STRIPPING.

THE BOTTOM OF THE WINDOW OPENING SHOULD BE NOT MORE THAN 100MM AND NOT LESS THAN 400MM ABOVE THE FLOOR OF THE ROOM IN WHICH IT IS SITUATED. EVERY BEDROOM TO HAVE A WINDOW WHICH CAN BE USED AS AN ALTERNATIVE MEANS OF ESCAPE OR FOR RESCUE PURPOSES. A WINDOW TO HAVE AN UNOBSTRUCTED OPENING NOT LESS THAN 100MM HIGH AND 100MM WIDE. IN THE CASE OF A DOWNER WINDOW OR ROOF LIGHT, THE DISTANCE FROM THE EAVES OF THE ROOF TO THE GULL OR VERTICAL PLANE OF THE WINDOW OR GULL OF THE ROOF LIGHT SHOULD NOT EXCEED 150MM MEASURED ALONG THE ROOF NOTE: UNGLAZED GLAZING WITHIN 800MM OF FLOOR LEVEL SHOULD BE SAFETY GLAZING.



AIR TIGHTNESS TEST WILL BE CARRIED OUT PRIOR TO COMPLETION. ROBUST MEASURES WILL BE ADOPTED TO LIMIT AIR INFILTRATION. THESE WILL INCLUDE SEALING ALL SERVICE PENETRATIONS, GAPS AT EDGES OF FLOOR, ELECTRICAL OUTLETS ON EXTERNAL WALL, DRAFT SEALING ACCESS HATCHES ETC. SUITABLE WRITTEN INFORMATION ON THE OPERATION AND MAINTENANCE OF THE BUILDING SERVICES AND ENERGY SUPPLY SYSTEMS. DUE TO LEVELS AROUND THE SITE NO STEPS WILL BE INCLUDED TO PATHWAYS. STEPS TO REAR AND OTHER POINTS EXCLUDING ACCESSIBLE ENTRANCE TO HAVE MAX RISE OF 150 AND MIN GOING OF 300MM.

REVISIONS:
A CLIENT ALTERATIONS SHOWN

JAN 23

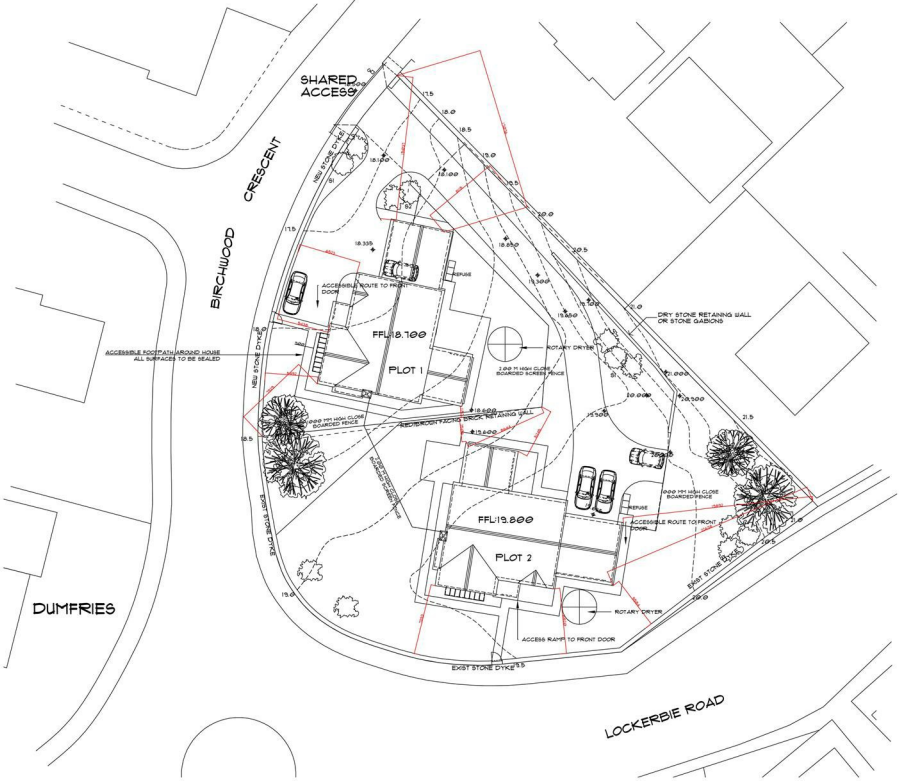
CLIENT: ROBISON CONSTRUCTION

PROJECT: NEW DWELLINGS

SCALE: 1/50

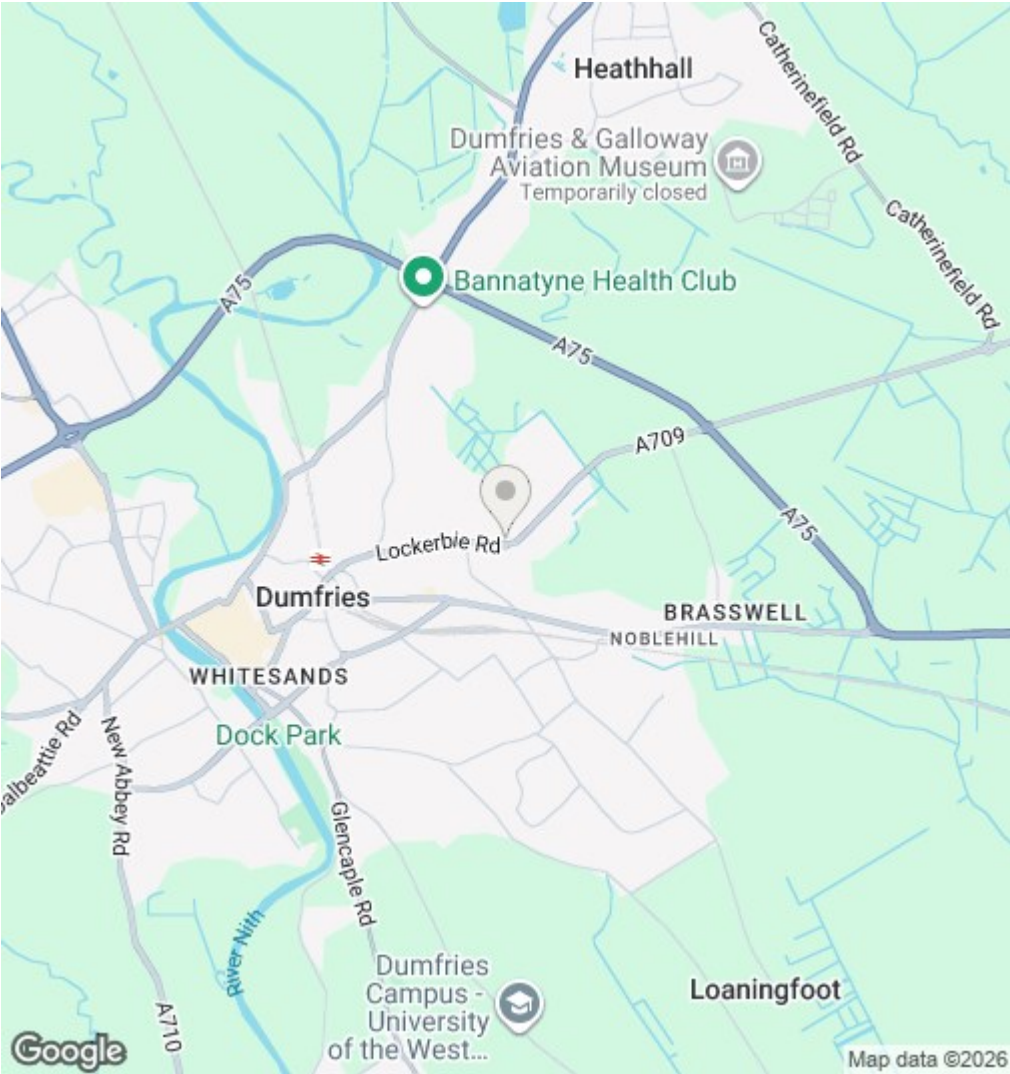
CLIVE CARRUTHERS

Site Plan



15	APRIL 23 AUGUST 23 OCTOBER 23	DESIGN ROBISON CONSTRUCTION	PROJECT NEW DU BIRCHWOOD LOCKERBIE GRADING SITE LAY
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Location



 @JHS LAW

 @johnhendersonandsons



 01387 739000

 info@jhslaw.co.uk