



### DIRECTIONS

Situated to the south-west of the village, Rawes Farm Steading is only seven miles west of Dundee and fifteen miles east of Perth on the A90.

SAT NAV DD2 5HQ

### CONTACT

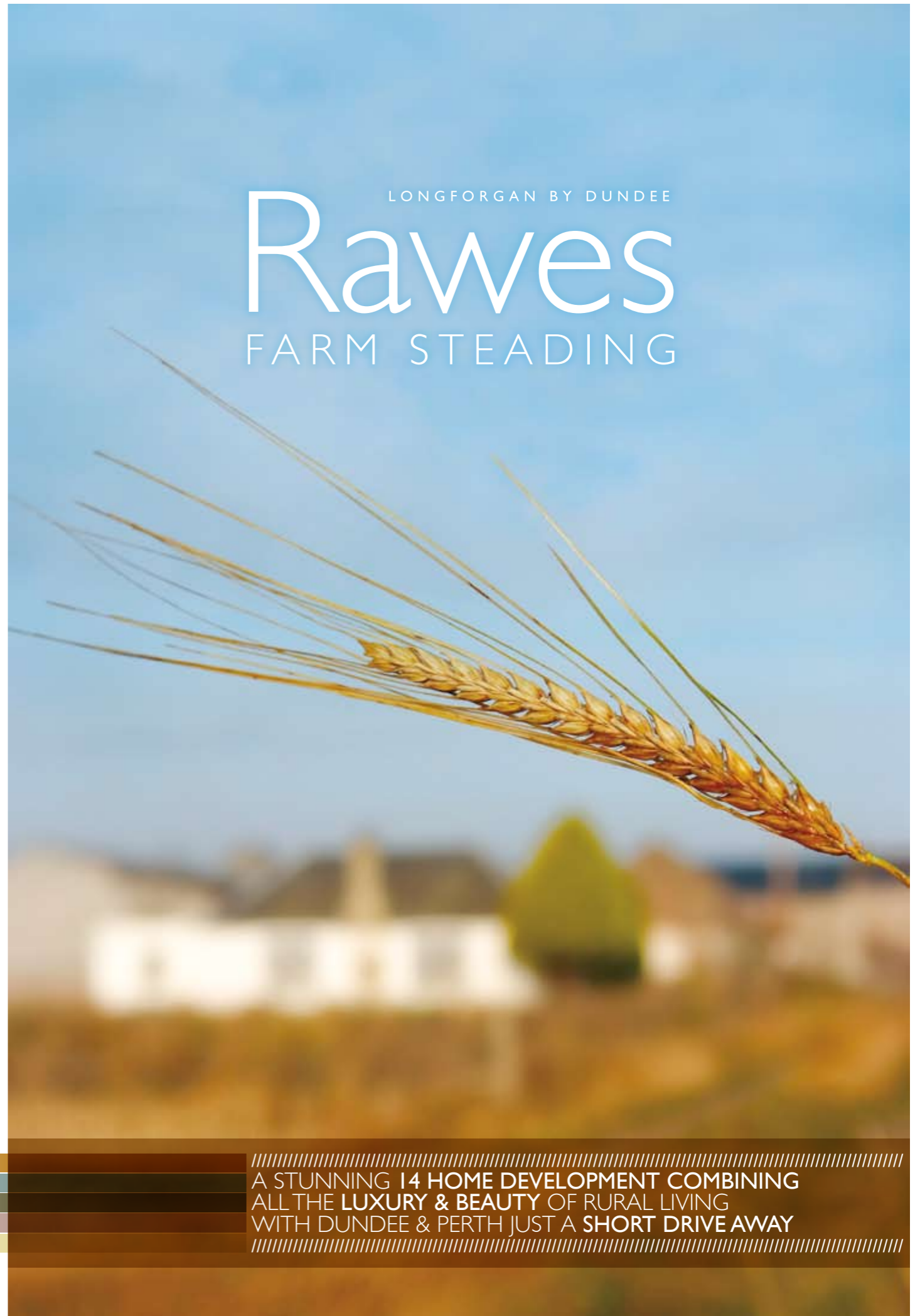


1 Maidenplain Place  
Aberuthven  
Perthshire PH3 1EL

**01764 694 723**  
**sales@hadden.co.uk**  
**www.hadden.co.uk**

### DISCLAIMER

The information contained in this brochure is intended as a preliminary guide only. All images are indicative of the quality, style and location of the development. The computer generated imagery used in this brochure is indicative of the house types only, they do not reflect the plot sizes, landscaping or topography of the development. External treatments, finishing and fittings may be subject to change as the development proceeds and interested parties should consult with the sales advisor for the most up-to-date information.



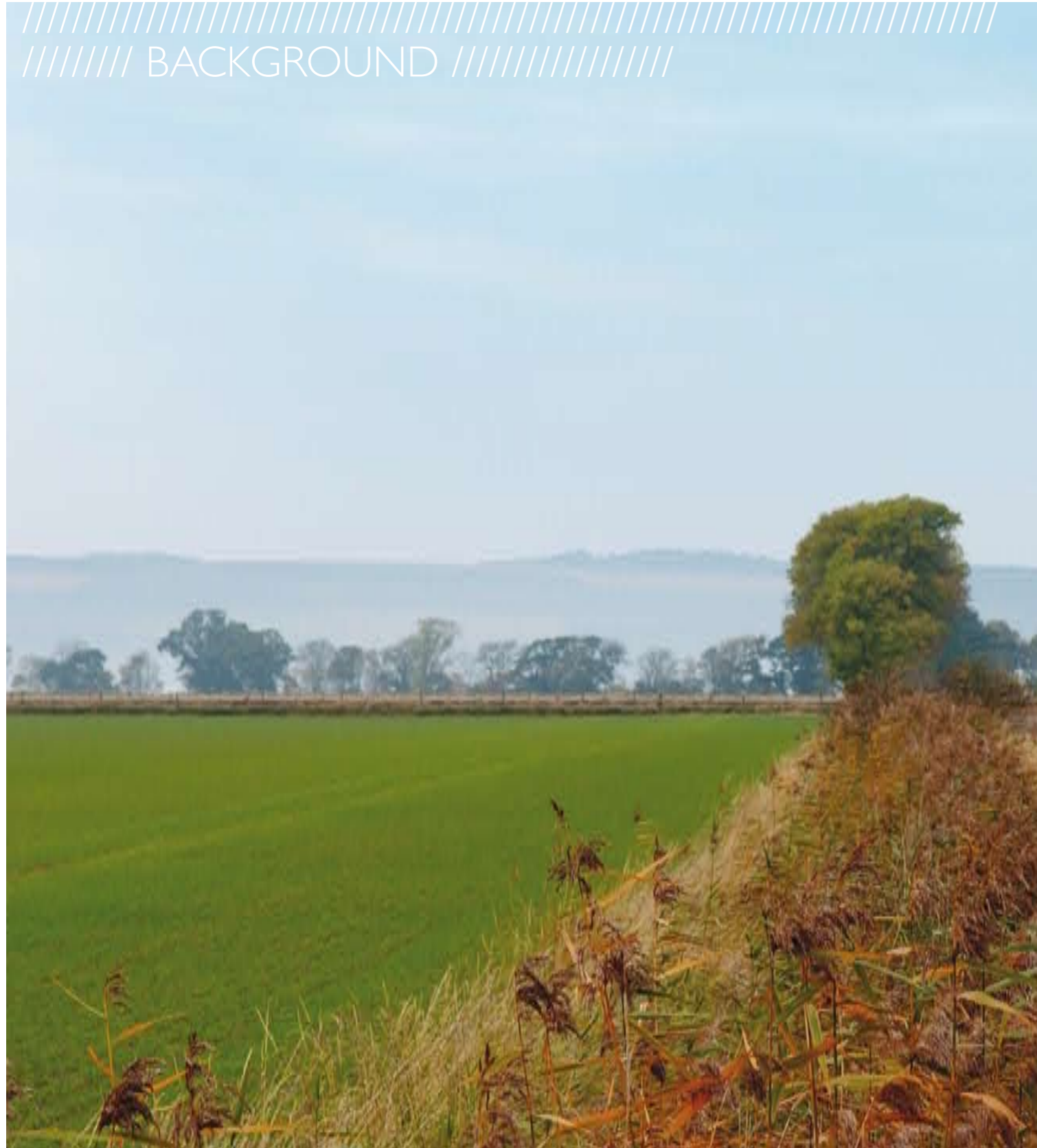
LONGFORGAN BY DUNDEE

# Rawes

FARM STEADING

A STUNNING 14 HOME DEVELOPMENT COMBINING  
ALL THE LUXURY & BEAUTY OF RURAL LIVING  
WITH DUNDEE & PERTH JUST A SHORT DRIVE AWAY

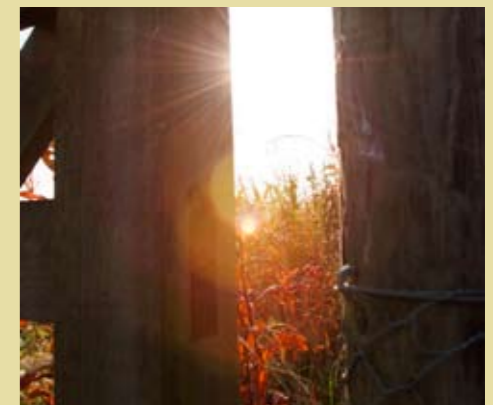
////////// BACKGROUND //////////



Rawes Farm Steading is a charming development in a beautiful rural location in the Carse of Gowrie.

Originally an orchard with apples, pears and plums growing in abundance, the farm was familiar to many as the fields, to the north east which spread all the way up to the main Perth to Dundee road, were once covered in plum trees.

Most of the fruit trees were gone by the early nineteen eighties and in more recent times cereal crops were cultivated. Hadden Homes is now delighted to develop the location for residential use and to retain many of the traditional aspects of the farm. The farmhouse is B-listed as are the gateposts and surrounding wall and these will, of course, be retained as features of the development.





## LOCATION



Rawes Farm sits close to Longforgan, a charming village located approximately seven miles from Dundee city centre and fifteen miles from Perth. Longforgan offers a range of facilities including a Post Office, local shops, Longforgan Coaching Inn and a primary school. The development presents the opportunity to live in a beautiful location, yet benefit from quick and easy access to the main population centres.

Perth is an historic market town with shops, galleries, cinema and theatre plus wonderful scenery and significant local attractions such as Scone Palace and Perth Racecourse.

Dundee – the “City of Discovery” has a renowned Technology Park, universities, a major railway station and a small airport. Dundee is also well served by good quality shopping, social and leisure activities, expected of Scotland’s fourth largest city.

////////////////////  
//////// PANORAMIC //////////



CONVERSION STEADING HOMES 3 / 4 / 5 / 6 / AND NEW STEADING HOMES 7 / 8 /

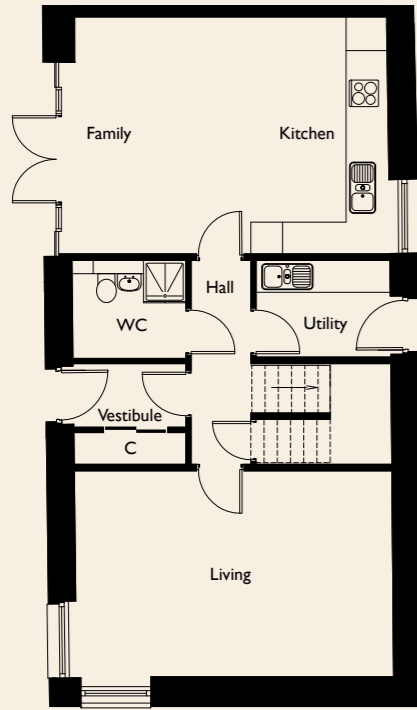
In developing Rawes Farm, Hadden Homes aim to reflect the traditional aspects of the farm and the beautiful, peaceful countryside while designing and constructing high specification homes, featuring the very best in modern living.

Part of the development is a refurbishment of the original steading and surrounding buildings, to deliver a superb choice of three and four bedroom steading properties.

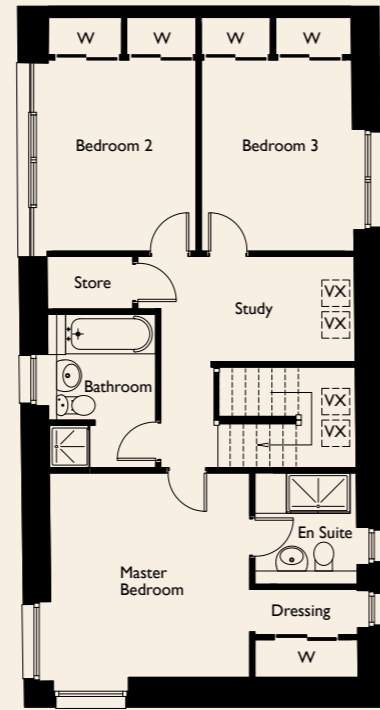
Around the courtyard and designed to harmonise with the traditional aspects of the steading, is a selection of newly built four and five bedroom detached homes.



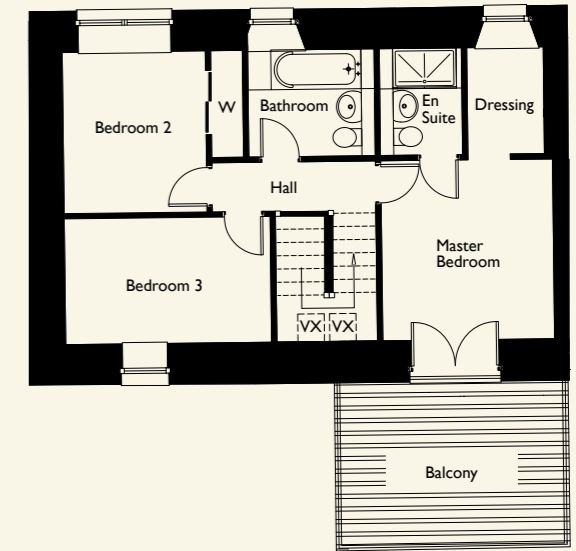
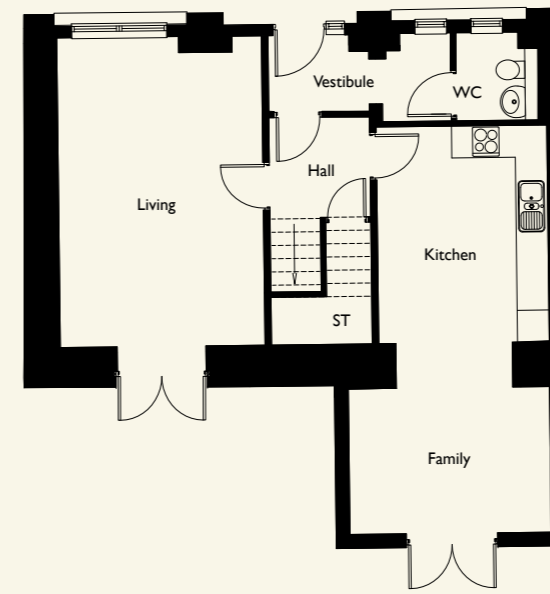
GROUND



UPPER

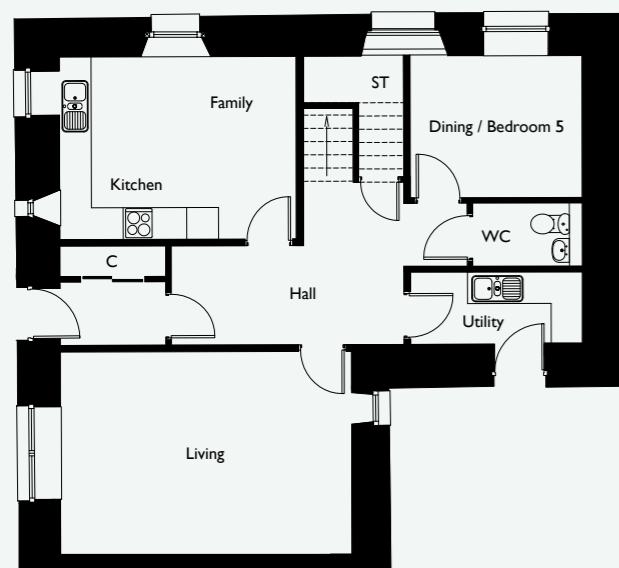


GROUND



UPPER

GROUND



UPPER

## STEADING CONVERSIONS DIMENSIONS GUIDE

### STYLE 2 3 BEDROOMS

GROUND FLOOR	
Living Room	3.7 x 5.5m • 12'2" x 18'3"
Kitchen / Family Room	4.4 x 5.5m • 14'5" x 14'9"
Utility Room	1.8 x 2.3m • 5'11" x 7'7"

Ground Floor Area 69m<sup>2</sup> • 743ft<sup>2</sup>

Style Two has En Suite to Master Bedroom.

UPPER FLOOR	
Master Bedroom	3.7 x 3.9m • 12'2" x 12'10"
Bedroom 2	3.0 x 3.6m • 9'10" x 11'10"
Bedroom 3	2.7 x 3.6m • 8'10" x 11'10"
Bathroom	2.9 x 2.0m • 9'6" x 6'7"
Study	2.0 x 1.8m • 6'7" x 5'11"

Upper Floor Area 69m<sup>2</sup> • 743ft<sup>2</sup>

### STYLE 3 4 BEDROOMS

GROUND FLOOR	
Living Room	5.5 x 3.8m • 18'1" x 12'6"
Kitchen / Family Room	3.5 x 4.5m • 11'6" x 14'9"
Dining / Bedroom 5	3.3 x 2.7m • 10'10" x 8'10"
Utility Room	3.3 x 1.4m • 10'10" x 4'7"

Ground Floor Area 76m<sup>2</sup> • 818ft<sup>2</sup>

Style Three has En Suites to Master Bedroom & Bedroom 2.

UPPER FLOOR	
Master Bedroom	3.3 x 3.9m • 10'10" x 12'10"
Bedroom 2	3.0 x 3.2m • 9'10" x 10'6"
Bedroom 3	2.8 x 3.2m • 9'2" x 10'6"
Bedroom 4	2.6 x 3.2m • 8'7" x 10'6"
Bathroom	1.7 x 2.2m • 5'7" x 7'3"
Study	1.9 x 1.5m • 6'3" x 4'11"

Upper Floor Area 76m<sup>2</sup> • 818ft<sup>2</sup>

### STYLES 4 / 5 3 BEDROOMS

GROUND FLOOR	
Living Room	3.9 x 5.9m • 12'10" x 19'4"
Kitchen	3.2 x 4.1m • 10'6" x 13'5"
Family Room	3.8 x 2.8m • 12'6" x 9'2"

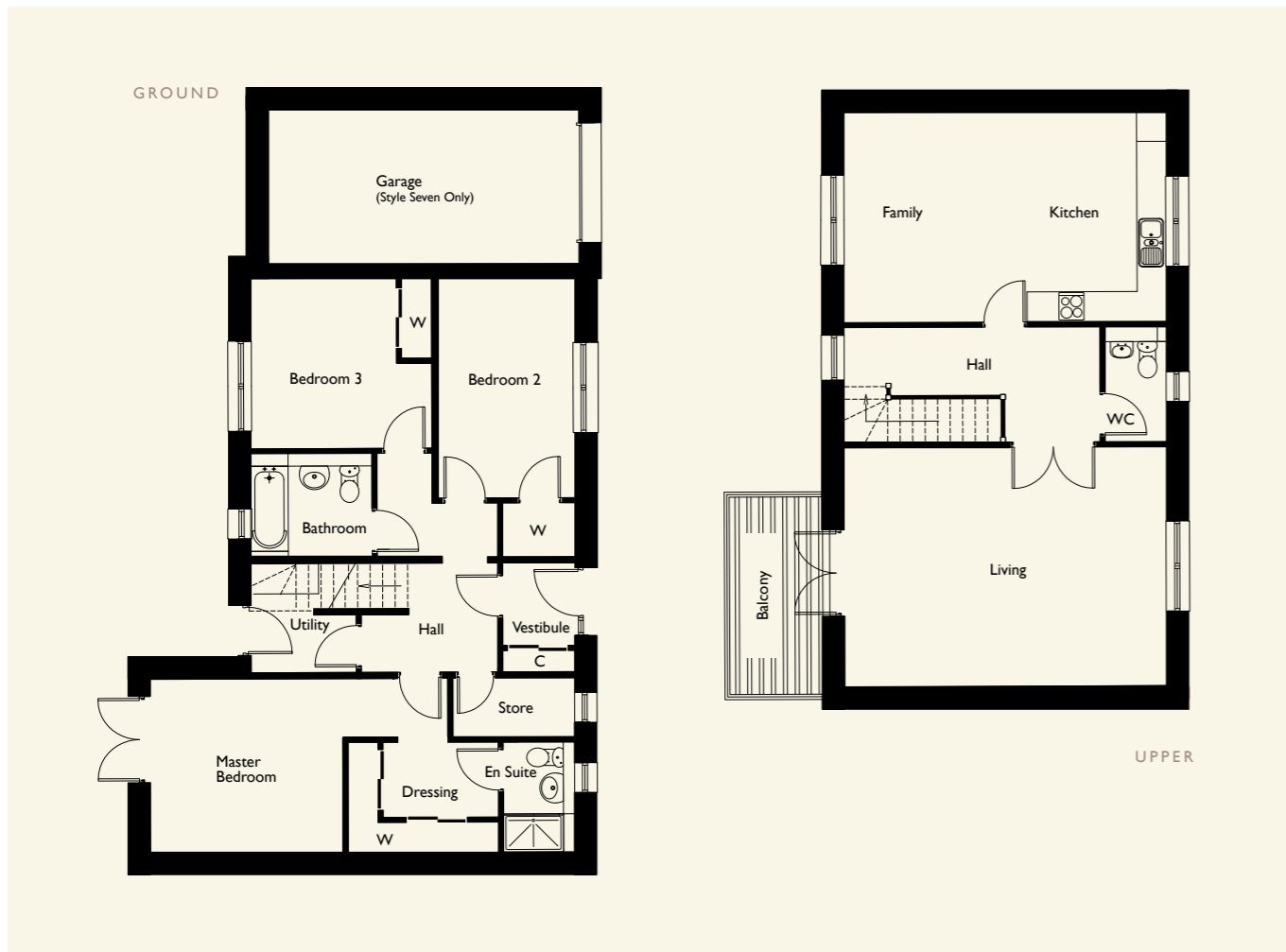
Ground Floor Area 66m<sup>2</sup> • 710ft<sup>2</sup>

Styles Four & Five have En Suites to Master Bedroom.

Style Five is handed with variation to Living Room: 5.5 x 3.8m • 18'1" x 12'6"

UPPER FLOOR	
Master Bedroom	3.3 x 3.4m • 10'10" x 11'2"
Bedroom 2	2.7 x 3.1m • 8'10" x 10'2"
Bedroom 3	3.9 x 2.4m • 12'10" x 7'11"
Bathroom	2.4 x 2.0m • 7'11" x 6'7"
External Terrace	3.0 x 4.2m • 9'10" x 13'9"

Upper Floor Area 51m<sup>2</sup> • 549ft<sup>2</sup>



## NEW BUILD STEADING DIMENSIONS GUIDE

### STYLE 6 3 BEDROOMS

GROUND FLOOR	
Bedroom 2	2.8 x 2.7m • 9'2" x 8'10"
Bedroom 3	3.0 x 2.7m • 9'10" x 8'10"
Bathroom	3.1 x 3.1m • 10'2" x 10'2"
Study	2.4 x 2.0m • 7'11" x 6'7"
Utility	1.7 x 1.6m • 5'7" x 5'3"
Garage	6.0 x 3.0m • 19'8" x 9'10"

Ground Floor Area 55m<sup>2</sup> • 592ft<sup>2</sup>

UPPER FLOOR	
Living Room	5.6 x 4.0m • 18'5" x 13'2"
Dining Room	3.7 x 3.0m • 12'2" x 9'10"
Kitchen	3.5 x 2.6m • 11'6" x 8'7"
Master Bedroom	4.7 x 4.2m • 15'5" x 13'9"
Study	2.0 x 2.0m • 6'7" x 6'7"

Upper Floor Area 94m<sup>2</sup> • 1012ft<sup>2</sup>

Style Six has En Suite to Master Bedroom.

### STYLES 7 / 8 3 BEDROOMS

GROUND FLOOR	
Master Bedroom	3.9 x 3.5m • 12'10" x 11'6"
Bedroom 2	2.7 x 4.4m • 8'10" x 14'5"
Bedroom 3	3.6 x 3.4m • 11'10" x 11'2"
Bathroom	2.4 x 2.1m • 7'11" x 6'11"
Utility Room	2.1 x 2.1m • 6'11" x 6'11"
Garage	6.0 x 3.0m • 19'8" x 9'10"

Ground Floor Area 81m<sup>2</sup> • 872ft<sup>2</sup>

UPPER FLOOR	
Living Room	6.5 x 4.8m • 21'4" x 15'9"
Kitchen / Family Room	6.5 x 4.2m • 21'4" x 13'9"
External Terrace	2.0 x 3.9m • 6'7" x 12'10"

Upper Floor Area 74m<sup>2</sup> • 797ft<sup>2</sup>

Styles Seven & Eight have En Suites to Master Bedroom.  
Style Eight is handed and without Garage.

### STYLE 9 4 BEDROOMS

GROUND FLOOR	
Living Room	4.5 x 6.5m • 14'9" x 21'4"
Kitchen / Family Room	5.9 x 3.5m • 19'4" x 11'6"
Utility Room	1.8 x 2.3m • 5'11" x 7'7"
Garage	6.0 x 2.8m • 19'8" x 9'2"

Ground Floor Area 76m<sup>2</sup> • 818ft<sup>2</sup>

UPPER FLOOR	
Master Bedroom	4.6 x 4.4m • 15'1" x 14'5"
Bedroom 2	3.7 x 2.8m • 12'2" x 9'2"
Bedroom 3	3.7 x 2.9m • 12'2" x 9'6"
Bedroom 4	2.7 x 2.7m • 8'10" x 8'10"
Bathroom	2.4 x 2.4m • 7'11" x 7'11"
Study	1.9 x 2.8m • 6'3" x 9'2"

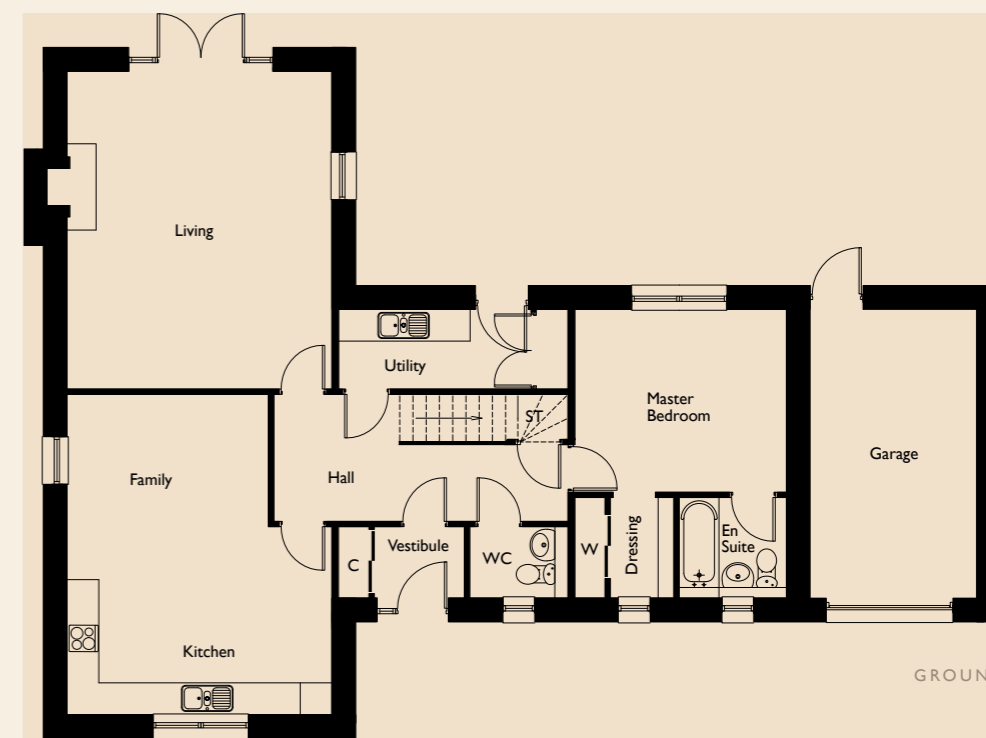
Upper Floor Area 93m<sup>2</sup> • 1000ft<sup>2</sup>

Style Nine has En Suites to Master Bedroom & Bedroom 2.

NEW BUILD DETACHED HOMES



DETACHED HOME STYLES 10 / 11 / 12 / 14 /



DETACHED HOMES DIMENSIONS GUIDE

STYLES 10 / 11 / 12 / 14  
5 BEDROOMS

GROUND FLOOR

Living Room	6.0 x 5.0m • 19'8" x 16'5"
Kitchen / Family Room	6.0 x 5.0m • 19'8" x 16'5"
Master Bedroom	4.0 x 3.5m • 13'2" x 11'6"
Utility Room	4.3 x 1.5m • 14'1" x 4'11"
Garage	5.7 x 3.3m • 18'8" x 10'10"

Ground Floor Area 108m<sup>2</sup> • 1162ft<sup>2</sup>

Styles Ten, Eleven, Twelve and Fourteen have En Suites to Master Bedroom and Bedrooms Two & Three.

UPPER FLOOR

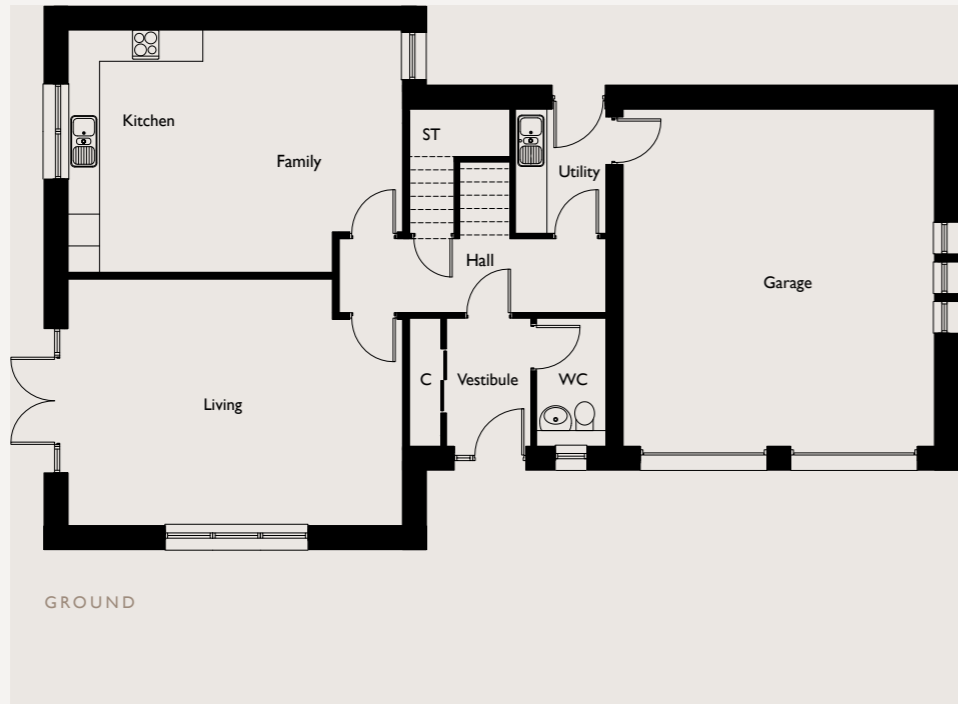
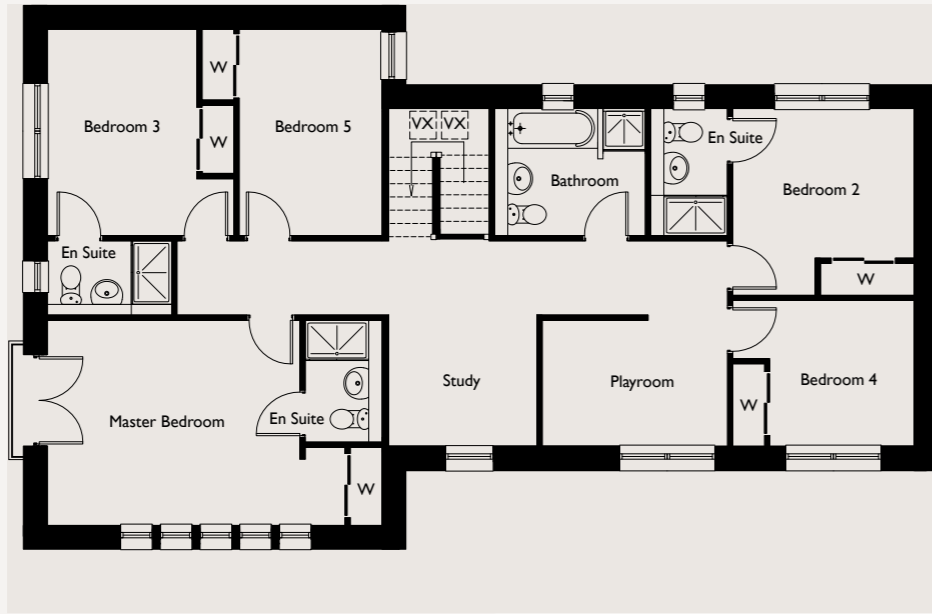
Bedroom 2	4.0 x 3.6m • 13'2" x 11'10"
Bedroom 3	5.0 x 3.0m • 16'5" x 9'10"
Bedroom 4	3.7 x 3.0m • 12'2" x 9'10"
Bedroom 5	5.0 x 3.0m • 16'5" x 9'10"
Bathroom	2.1 x 2.8m • 6'11" x 9'2"
Study	4.3 x 1.9m • 14'1" x 6'3"

Upper Floor Area 108m<sup>2</sup> • 1162ft<sup>2</sup>

Styles Eleven & Twelve are handed.



UPPER



GROUND

DETACHED HOMES DIMENSIONS GUIDE

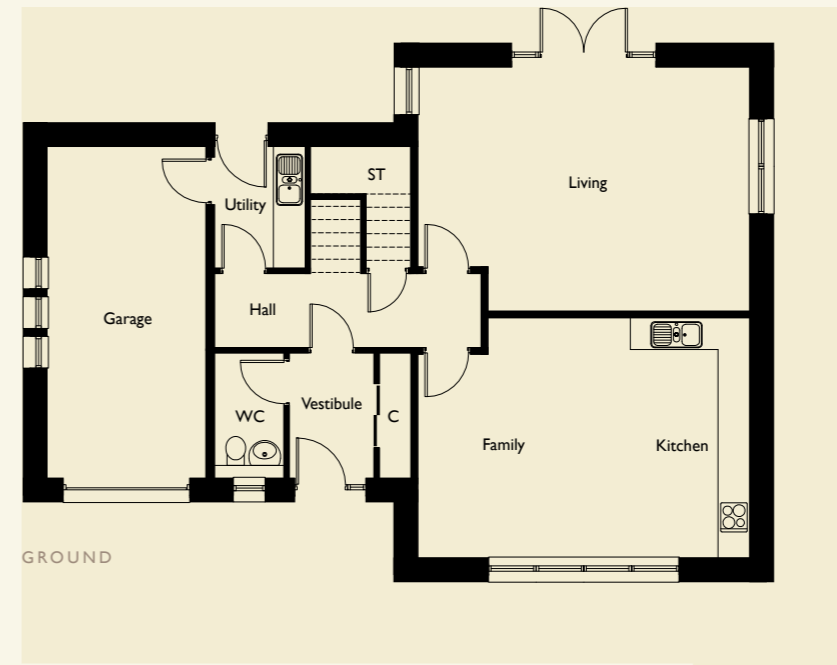
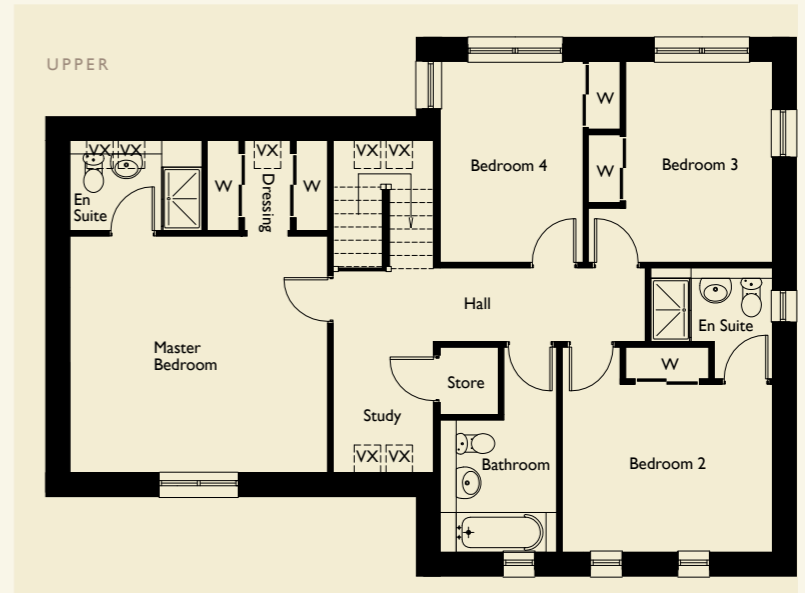
STYLE 1  
5 BEDROOMS

GROUND FLOOR	
Living Room	3.9 x 6.3m • 12'10" x 20'8"
Kitchen / Family Room	4.6 x 6.3m • 15'1" x 20'8"
Utility Room	1.7 x 2.4m • 5'7" x 7'11"
Garage	6.4 x 5.9m • 21'0" x 19'4"
Ground Floor Area	84m <sup>2</sup> • 904ft <sup>2</sup>

UPPER FLOOR	
Master Bedroom	4.8 x 3.8m • 15'9" x 12'6"
Bedroom 2	2.8 x 3.4m • 9'2" x 11'2"
Bedroom 3	2.8 x 3.9m • 9'2" x 12'10"
Bedroom 4	2.8 x 3.4m • 9'2" x 11'2"
Bedroom 5	2.7 x 3.9m • 8'10" x 12'10"
Playroom	3.5 x 2.4m • 11'6" x 7'11"
Bathroom	2.4 x 2.9m • 7'11" x 9'6"
Study	2.8 x 2.5m • 9'2" x 8'3"
Upper Floor Area	123m <sup>2</sup> • 1324ft <sup>2</sup>

Style One has En Suites to Master Bedroom and Bedrooms 2 & 3.

UPPER



GROUND

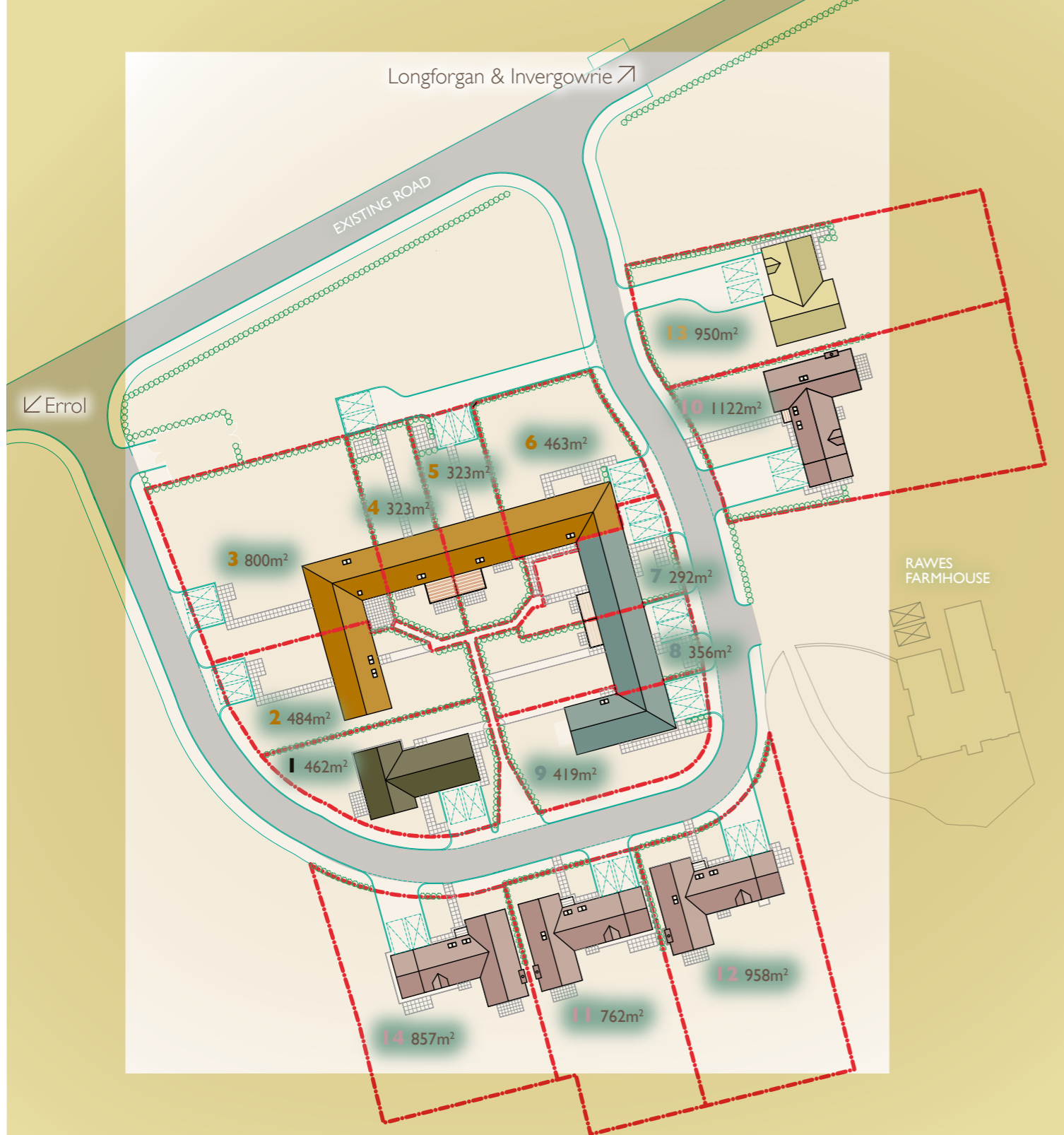
STYLE 13  
4 BEDROOMS

GROUND FLOOR	
Living Room	6.3 x 4.6m • 20'8" x 15'1"
Kitchen / Family Room	6.3 x 4.6m • 20'8" x 15'1"
Utility Room	2.3 x 1.7m • 7'7" x 5'7"
Garage	6.3 x 3.0m • 20'8" x 9'10"
Ground Floor Area	82m <sup>2</sup> • 883ft <sup>2</sup>

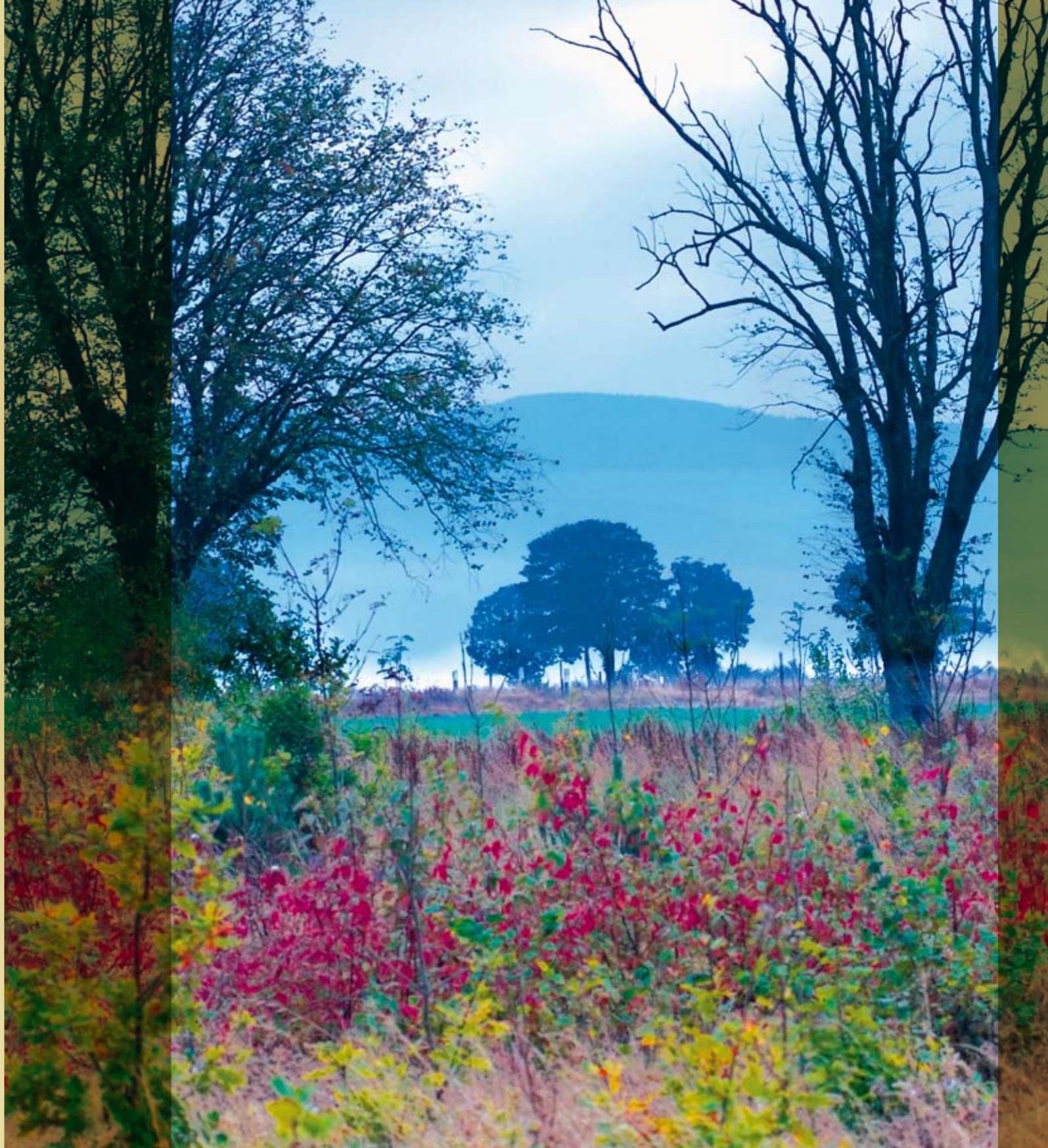
UPPER FLOOR	
Master Bedroom	4.9 x 4.5m • 16'1" x 14'9"
Bedroom 2	4.0 x 3.2m • 13'2" x 10'6"
Bedroom 3	3.8 x 2.8m • 12'6" x 9'2"
Bedroom 4	3.8 x 2.7m • 12'6" x 8'10"
Bathroom	2.5 x 2.2m • 8'3" x 7'3"
Study	2.5 x 1.9m • 8'3" x 6'3"
Upper Floor Area	101m <sup>2</sup> • 1098ft <sup>2</sup>

Style Thirteen has En Suites to Master Bedroom and Bedroom 2.





//// SITE PLAN



- CONVERSION STEADING HOMES 2 / 3 / 4 / 5 / 6 /
- NEW STEADING HOMES 7 / 8 / 9 /
- DETACHED HOME STYLE 1 /
- DETACHED HOME STYLES 10 / 11 / 12 / 14 /
- DETACHED HOME STYLE 13 /

# SPECIFICATION

LONGFORGAN BY DUNDEE  
**Rawes**  
FARM STEADING



- Quality bathroom & en suite fittings
- Choice of tiling to walls
- Thermostatic showers
- Choice of fitted kitchen & tiled splash-back to worktops
- Downlighters to kitchen wall units
- Integrated stainless steel electric oven & gas hob with cooker hood
- Integrated washer/dryer, dishwasher & fridge/freezer
- Separate utility room\*
- Television points throughout with facility for satellite connection
- Telephone points throughout
- Integrated mains operated smoke detector system

- Fully insulated timber frame construction to minimise heating costs
- High performance double glazed windows & external doors
- Communal LPG gas heating system with central heating boiler & pressurised hot water system
- Brushed aluminium ironmongery
- Fireplaces with hearth & surround\*
- Fully fitted wardrobes to all bedrooms\*
- Integrated garage with light & power\*
- Private parking to each plot
- External balconies\*
- 10 year Premier Guarantee warranty\*



\* Plot specific – please speak to sales advisor for details