

Property for Auction in Scotland - [Print Version]

Lot : Edge House Plot with plans at Newport Hotel, Newport-On-Tay, Fife DD6 8AB



Auction House Scotland

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Auction Date:	Start Time	Property Type:	*Guide Price
Thu 30/07/2026	14:00	Plots/Building Land	£150,000

Property Address: Edge House Plot with plans at Newport Hotel, Newport-On-Tay, Fife DD6 8AB, DD6 8AB

An outstanding opportunity to acquire a unique shoreside plot on the south bank of the River Tay, with full planning permission for a striking architect-designed detached home worthy of a feature on Grand Designs. The accommodation is arranged over two levels with an inverted layout, placing the main living spaces on the upper floor to optimise light and outlook, and most bedrooms on the lower level. The layout broadens at the principal living areas and tapers towards kitchen and bedroom spaces. Access is provided at both ground and upper levels via a feature bridge entrance. An entrance bridge leads to an entrance vestibule on the first floor, which opens to a large reception hall accessing apartments on this level and has stairs to the lower floors. On the first floor there is a large



lounge which is open plan to the kitchen area, with the lounge opening out to a decking area. The master bedroom is located on this first floor, and features a decking area, dressing area and ensuite bathroom. The ground floor comprises a bathroom, second and third bedroom sharing a Jack and Jill style ensuite shower room, a utility room, and a large garage. Stairs from the ground floor lead to a large basement with various storage rooms. There is space for off street parking. The design incorporates strong sustainability credentials, including solar gain optimisation, high insulation, air source heat pump, and underfloor heating. Dundee based architects Leadingham Jameson Rogers & Hynd designed this stunning property and were shortlisted for the Best on the drawing board 2024 at the DIA Awards. This is a rare chance to build an exceptional waterfront home in a highly sought-after location. Further information, including plans and specifications, is available on request. Information can also be found on Fife council's planning website under reference 16/02593/FULL.

Area

The sought-after adjoining villages of Newport on Tay and Wormit are conveniently located for the commuter and benefit from the wealth of local amenities, including shops, restaurants and schools. They are well positioned for access to Dundee, Cupar and St Andrews, with Perth, Aberdeen and Edinburgh also within comfortable driving distance. There are railway stations in Dundee, Leuchars, Cupar and Ladybank. Dundee airport, with direct connections to

Tenure

Freehold

Local Authority

Fife Council

London, is a ten minute drive away and
Edinburgh airport is around one hour to the
south.

Location Map

Additional Fees

Administration Charge - 3.6% inc VAT of the purchase price, subject to a minimum of £3600 inc VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Price Information

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide.