



NOTES

NOTICE TO HOUSE PURCHASERS
Project Memorandum Act 1991
Buyers are advised that this is a working drawing & is not intended to be treated as descriptive material describing, in relation to any particular property or development, any of the specified matters prescribed by any order made under the above Act.
The contents of this drawing are subject to change at any time & alterations & variations can occur during the progress of the works without revision of the drawing. Consequently the layout, form, content & dimensions of the finished construction may differ materially from those shown.
Nor do the contents of this drawing constitute a contract, part of any contract or warranty.

- LEGEND:**
- Development Boundary
 - Adoptable Footpaths
 - Adoptable Roads
 - Factored Public Open Space
 - Feu Boundary
 - Shared Private Footpath
 - Shared Private Driveway
 - Factor Maintained Parking Court
 - Sprinkler Pumping Station
 - Factored Maintained Footpath
 - Adoptable Street Lighting Column
 - Communal Electric Vehicle Charge Point
Twin PAX IGA Mode 3 Charger
 - EV Charger Feeder Pillar
 - Refuse Collection Area
 - Drainage Wayleave
 - Private Car Parking Space
 - Sprinkler Servitude

Plots with shared footpaths:
4-6, 24-26, 30-32, 55-57, 58-61, 62-64, 67-69, 70-73, 74-77, 84-85, 117-118, 119-120, 183-184

Plots with shared access/drives:
4-6, 13-15, 23-25, 39-40, 74-78, 97-98, 102-103, 114-116, 172-174, 181-184

Development layout only - may be subject to change
Houses with window or door openings in walls facing boundaries must not be less than 1.5m from the boundary.
Each house to be provided with a 600x600mm (min) P.C. slab as a bin stance, adjacent to the rear entrance door.
All spoil and vegetable matter (including wood) to be removed over the area of each house and the ground immediately adjoining the house.
All driveways in blackback to tie to Engineers Details.
Suitable arisings from excavations provide useful engineering material for raising levels and in forming and contouring areas of landscaping.
Accordingly the finished surface levels on this development have been designed to incorporate the benefit of this material, either derived on this site, or on other.

PLEASE REFER TO LANDSCAPE CONSULTANT DRAWINGS FOR ALL LANDSCAPE INFORMATION
PLEASE REFER TO ENGINEERING DRAWINGS FOR ALL LEVELS & RETENTION INFORMATION

REV	DATE	DRN	DESCRIPTION
L	Sep 24	AD	Boundary of plots 8, 9 and 10 amended.
K	Jul 24	AD	Plot 79 boundary amended. Plot 58 boundary with plots 49, 50, and 51 amended. Plot 189 garden path added. Plot 11 handing changed. Plot 75-78 parking court spaces amended.
J	May 24	AH	Boundary updated to plots 134, 170, 171, 172 & 182
H	May 24	AH	plots 38 to 48 boundaries updated.
G	Nov 23	AH	Missing visitor EV reinstated.
F	Oct 23	AH	Revisions made as per Legal comments, sprinkler network added.
E	Oct 23	JH	Revisions made as per Legal comments.
D	Aug 23	JH	Revisions made as per Legal comments.
C	July 23	AH	Revisions made as per Legal comments.
B	May 23	JH	Revisions made as per Legal comments.
A	Mar 23	JH	Revisions made as per Legal comments issued 25.01.23

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Project:
**Seton Rise
Winchburgh CC & FF**
Title:
Master Feu Layout

22487 / Feu / 01 L

Scale: 1:500 Date: Date
Drawn By: JH Checked By: AH

The Development registered under Title WLN59584 and all plots within including the open spaces have been DPA approved on behalf of:

The Keeper - 24th September 2024

Keeper for the Registers of Scotland



70.1m

Beatlie Road

Existing Stone Wall

Niddy Mains House

Niddy Mains

Potential Future Access

BUS STOP

85.1m

Existing Stone Wall

Beatlie Wood

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