



**34.5 Acres of Residential Development
Land, Blair Farm, By Oakley, Fife, KY12 9NL**

Residential Development Land, Blair Farm, By Oakley, Fife, KY12 9NL

Saline 2m, Dunfermline 5m, Kincardine 8m, Dollar 8.5m, Forth Road Bridge 11m, Stirling 19m, Edinburgh 21m, Glasgow 35m

DESCRIPTION

34.5 acres of zoned land comprising of 29.6 acres which has been zoned for the construction of 400 houses and 4.9 acres for commercial development. 188 houses are likely to be developed in the first phase with a single access road coming in from the Saline Road located to the west of the site. The houses planned for the site include some low cost housing to encourage first time buyers and young families.

The likelihood is that the development land will be sold off in lots and single house plots. The owners are looking into installing access roads and services and selling off individual house plots. There is a farmhouse and equestrian steading towards the east side of the site which is unlikely to be sold off in the short term. Offers for the whole site, including the farmhouse and steading however will be considered.

A master plan is being prepared by the selling agents.

Offers Over £150,000/acre for unserviced blocks

Or

Offers Over £60,000 for serviced plots.



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD 01383 722454



SITUATION

ROADS & TRANSPORT DEPARTMENT

Fife Council EPPS. Transportation Development Management, Kingdom House, Kingdom Avenue, Glenrothes KY7 5LY Tel: 08451 555555 ext 480211. There are a number of alternative access routes into the development land.

MAINS WATER & DRAINAGE

It is up to the purchasers to satisfy themselves as to the cost and provision of Mains water and drainage. Further information can be received from: Scottish Water, 01413 555511.

MAINS ELECTRICITY

It is up to the purchasers to satisfy themselves as to the cost and provision of Mains electricity. Further information can be received from: Scottish Power, Cathcart House, Spean Street, Glasgow, G44 4BE Tel: 01415 682000

MAINS GAS

It is up to the purchasers to satisfy themselves as to the cost and provision of Mains gas. Further information can be received from: Scottish Gas, PO Box 23114, Edinburgh, EH5 1YR.

LAND STABILITY

There have been no issues raised with regards to land stability.

FIFE COUNCIL PLANNING DEPARTMENT

Enterprise, Planning and Protective Services, Kingdom House, Kingdom Avenue, Glenrothes, KY7 5LY Tel: 08451 551122



VIEWING AND REGISTERING AN INTEREST

Viewing of the plot is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD, Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

CLOSING DATE

It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

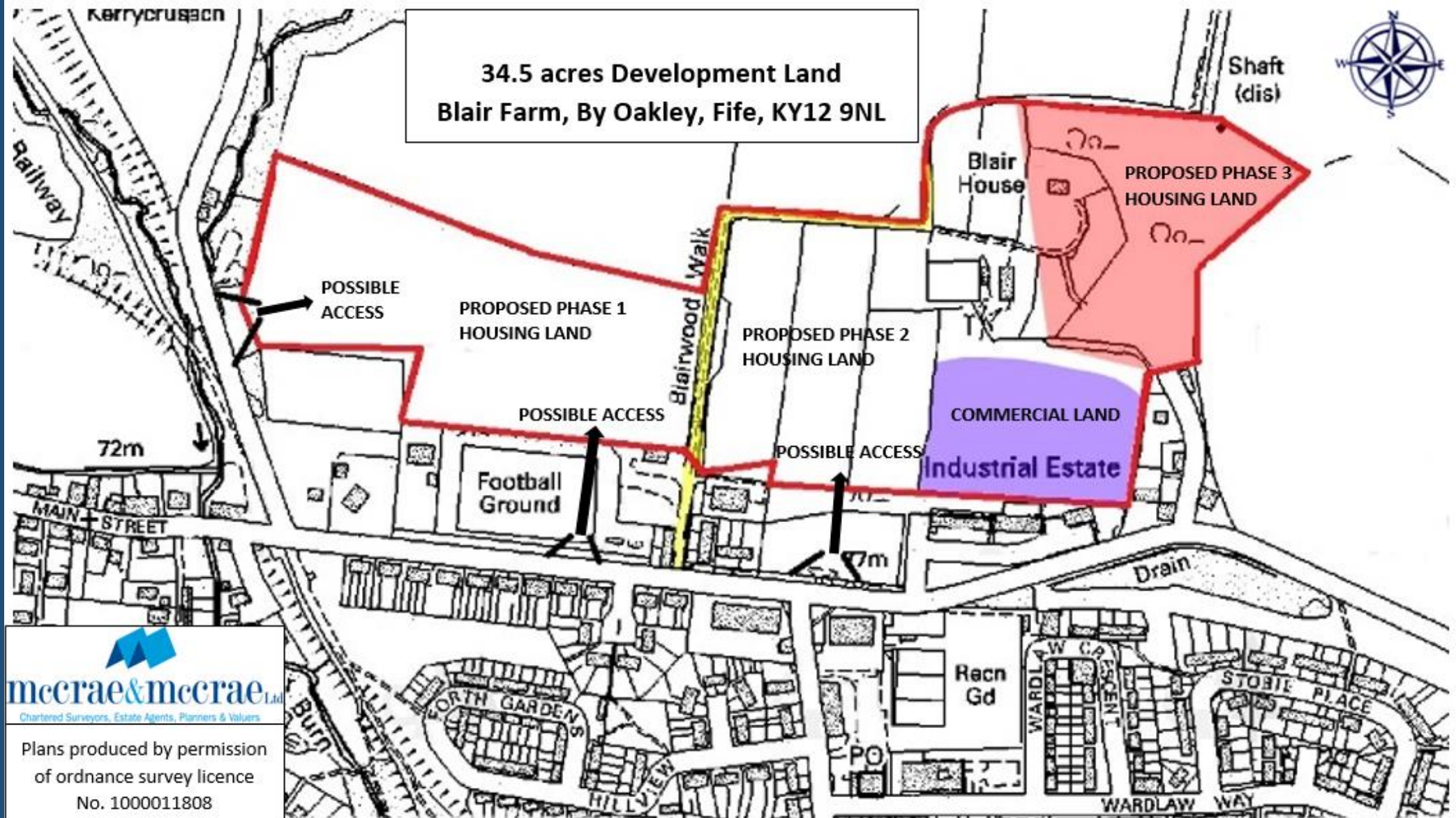
PROPERTY MISDESCRIPTION

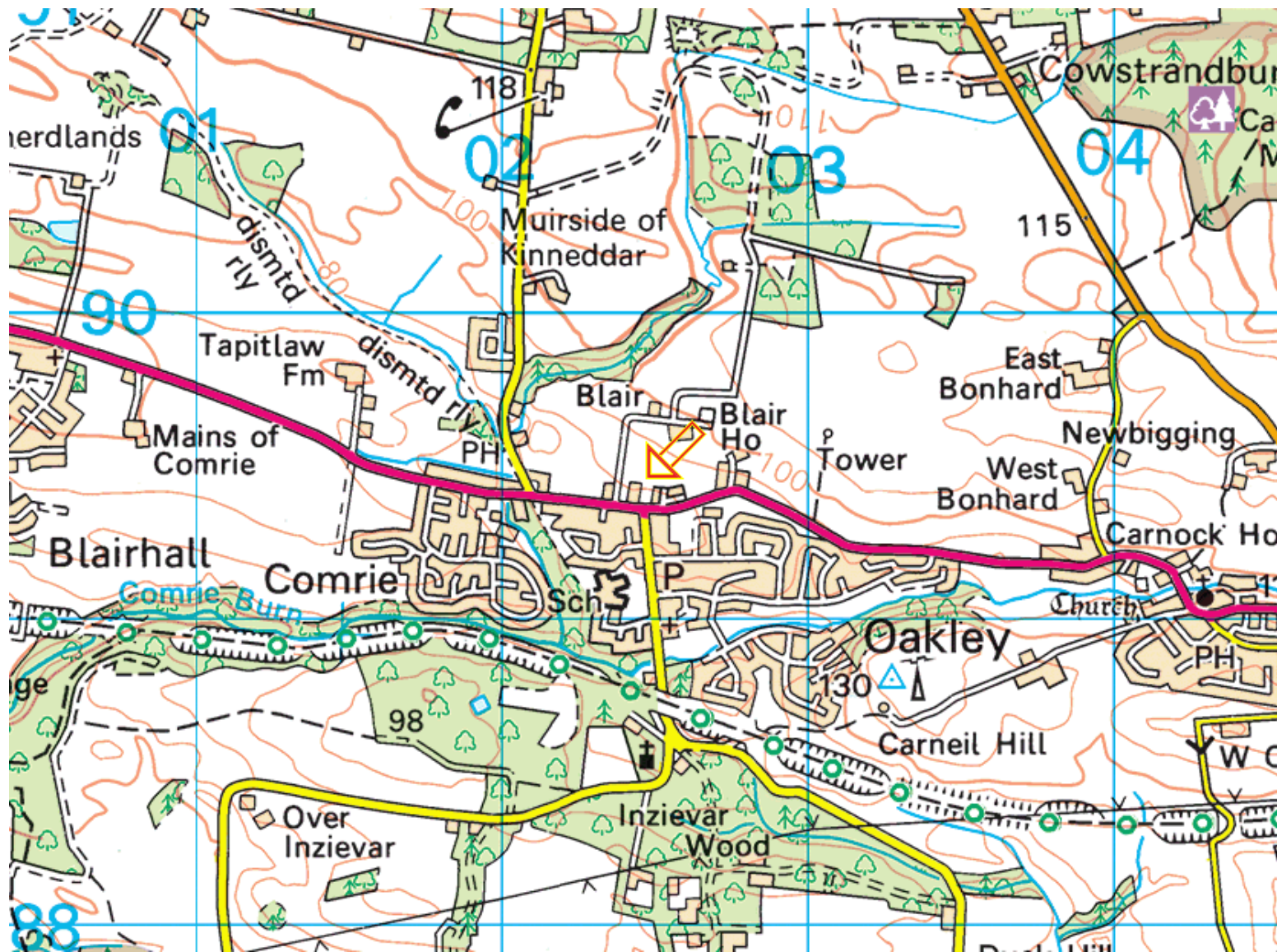
These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.





34.5 acres Development Land
Blair Farm, By Oakley, Fife, KY12 9NL





DIRECTIONS

After Forth Road Bridge, continue along A90 until you can take a left along Admiralty Road (A985) through Rosyth. While on Admiralty Road, take 2nd exit 3 roundabouts in a row. Then after the third continue straight for 5 miles until you come to the Cairneyhill roundabout, a large roundabout just outside the village of Cairneyhill. Take the third exit and continue along the road for approximately 2 miles until you come to a T junction. Turn right into Oakley along Station Road and continue until the T junction. Turn left and then first right and the site is just past the football pitch.