

East Grange Barn, by Blairhall, Fife, KY12 9PY



McCrae & McCrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers

Set in about 1 acre, “East Grange Barn”, by Blairhall, Fife, KY12 9PY

Barn with expired planning permission for a conversion house and a paddock of approx. 0.9 acres

Blairhall 0.5 miles, Oakley 2 miles, Carnock 2.5 miles, Culross 3 miles, Dunfermline 6 miles, Ferrytoll Park & Ride 12 miles, Stirling 19 miles, Edinburgh 25 miles, Glasgow 34 miles

Barn in highly desirable West Fife with expired planning permission for conversion into a 206.5 square metre, 3 or 4 bedroom home. Plans outline a 2 storey house with a double height, vaulted ceiling above both the living room and open plan kitchen/dining room. Fife Council planning ref: 18/02982/FULL).

Ground floor, externally measures approx 30m x 7m

Approximate room dimensions:

Open plan kitchen/dining room(inc store cupboard and stair)

9.5m x 5.5m

Living room

5.9m x 6m

Bedroom 1 (inc built-in wardrobe) 5.3m x 3.5 m

Bedroom 2 (inc built-in wardrobe) 4.2m x 3m

Bedroom 3 (inc built-in wardrobe) 4.2m x 3m

Bathroom 3.2m x 2.3m

Hall 9.5m x 1m

First Floor (approx)

Playroom / en-suite for bedroom 4 4.2m x 3m

Playroom / bedroom 4 6.3m x 5.2m

Price: £



Picture shows the paddock and the western elevation of the barn. Front page picture shows the western elevation

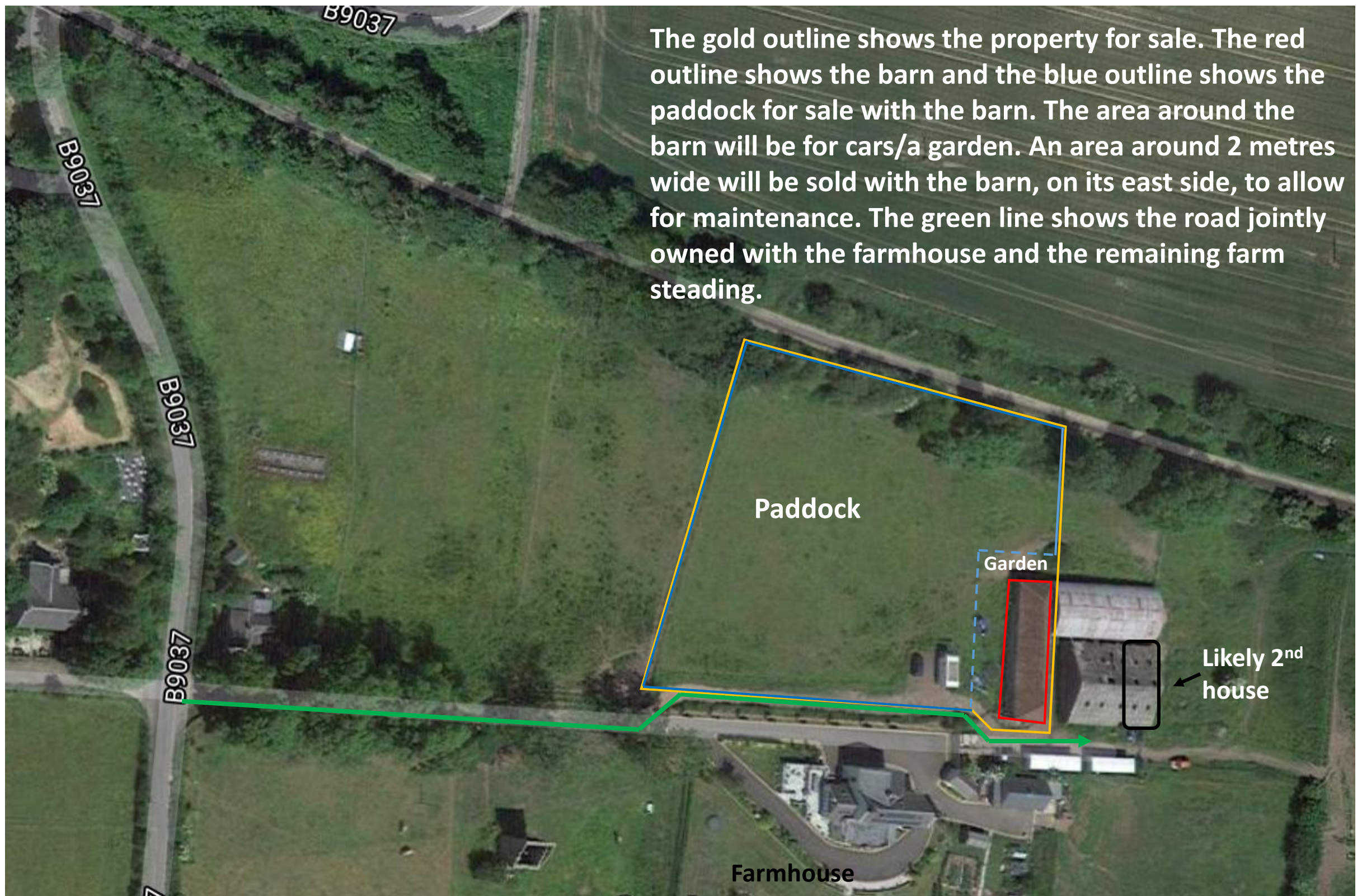
McCrae & McCrae Ltd are also selling East Grange Lodge and 2.5 acres lying adjacent and to the west of this property for offers over £230,000. It's for sale in lots with the house and land separately.


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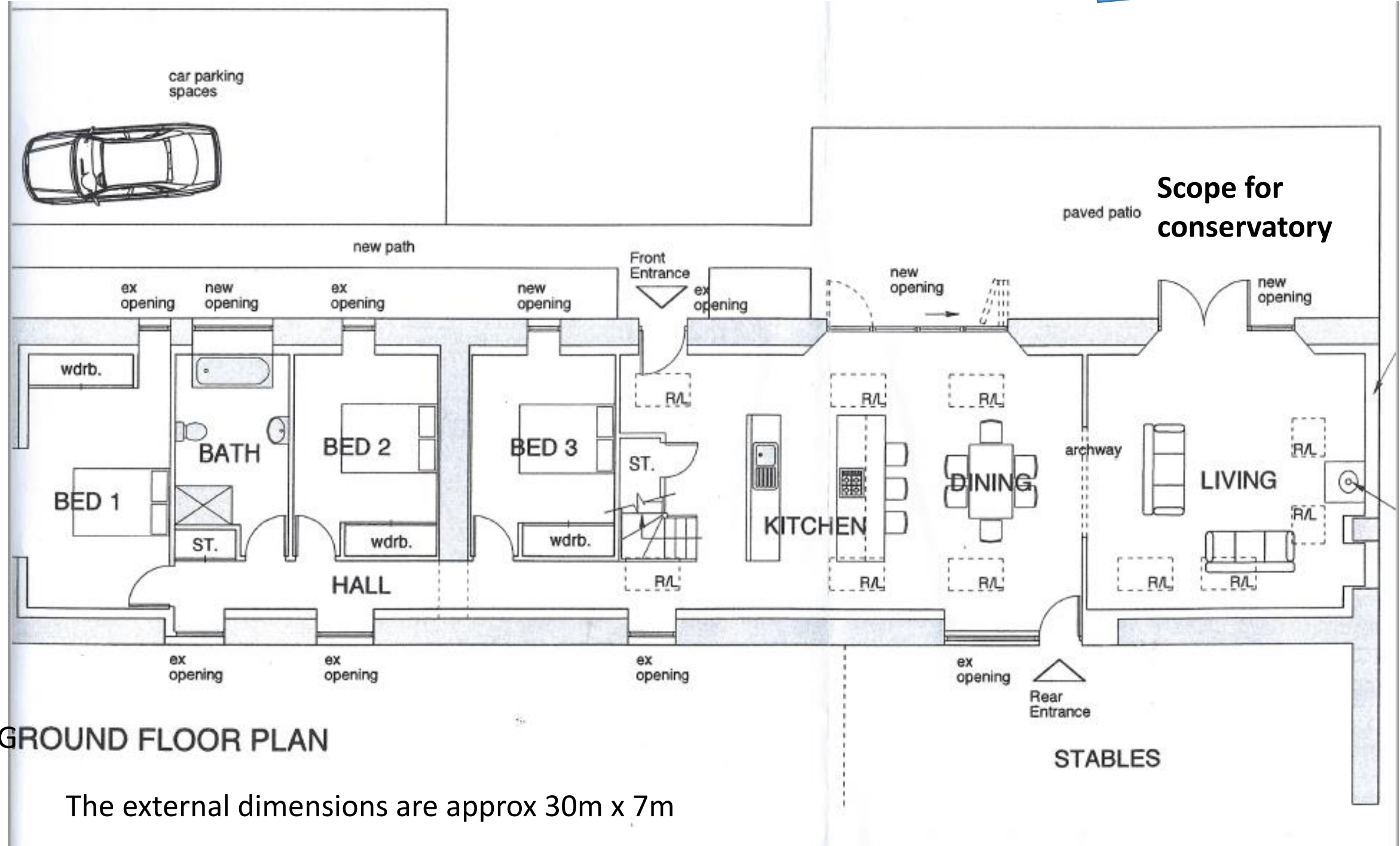
McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

The gold outline shows the property for sale. The red outline shows the barn and the blue outline shows the paddock for sale with the barn. The area around the barn will be for cars/a garden. An area around 2 metres wide will be sold with the barn, on its east side, to allow for maintenance. The green line shows the road jointly owned with the farmhouse and the remaining farm steading.



Owners: Paul and Joanna Whitfield

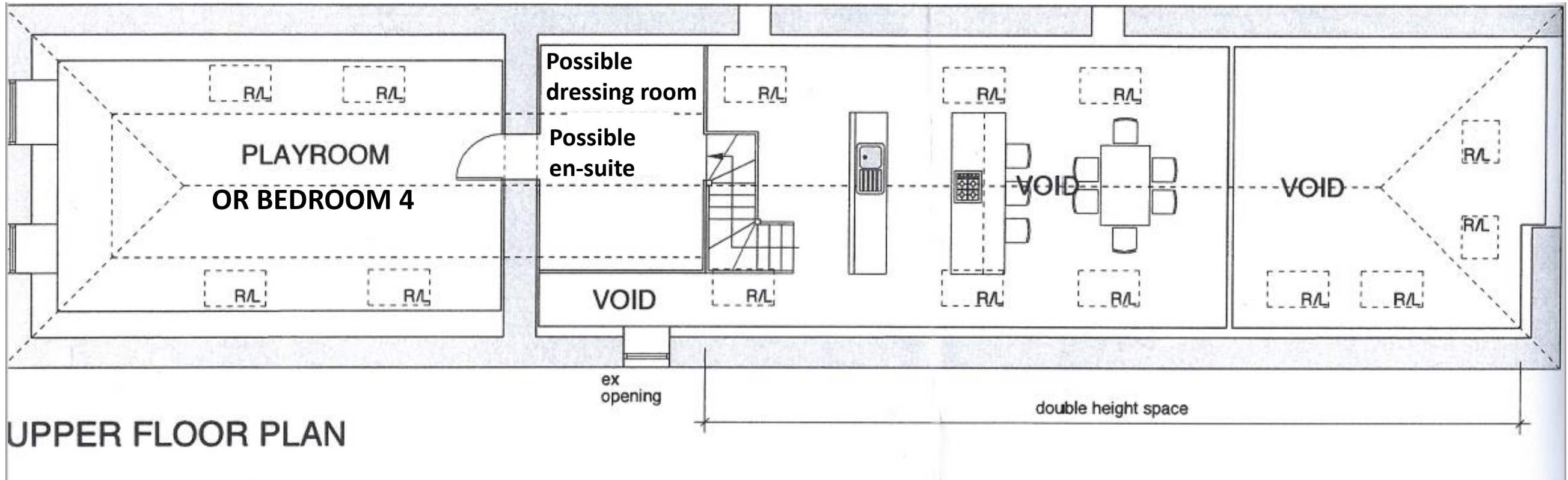
Ground floor plan: There is an option not to build bedroom 1 (approx 5.3m x 3.5m) but to use this space to allow for more space for cars to manoeuvre around the southern edge of the building to the seller's section of the farm steading.



GROUND FLOOR PLAN

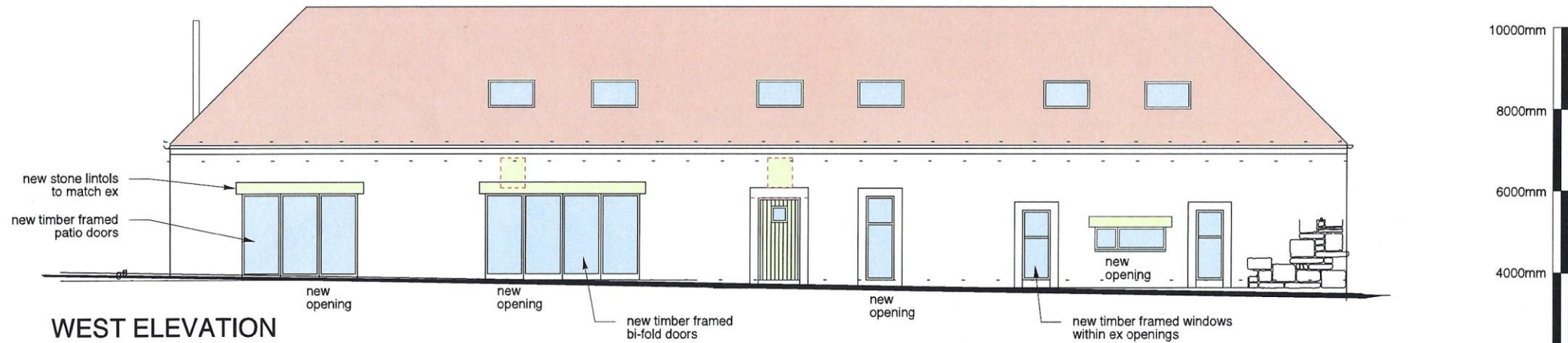
The external dimensions are approx 30m x 7m

First floor plan. The void area illustrates that the open plan kitchen/dining room and living room on the ground floor have a double, vaulted ceiling. The large playroom could be redesigned as a double en-suite bedroom and the small playroom turned into an en-suite.

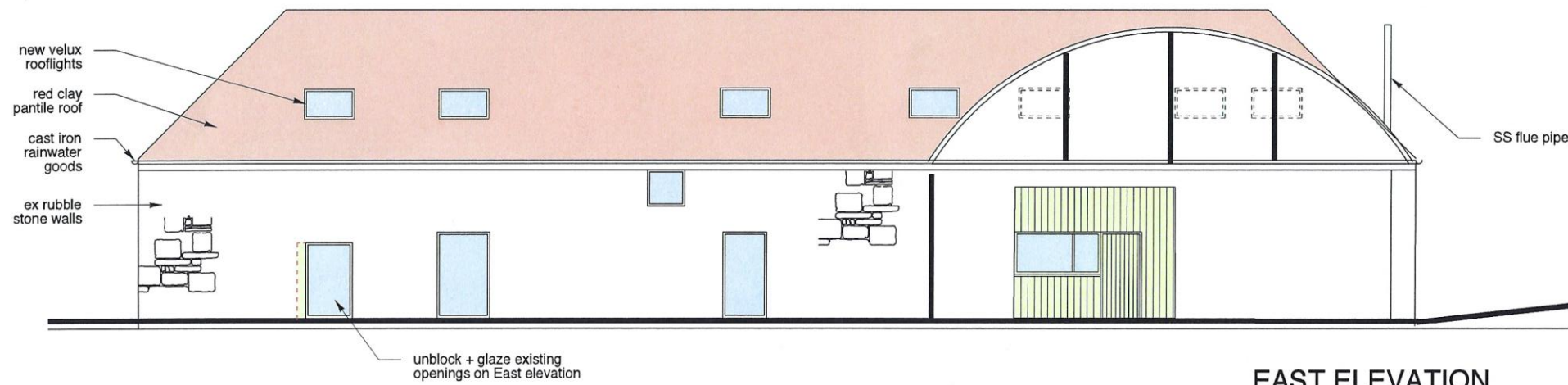


UPPER FLOOR PLAN

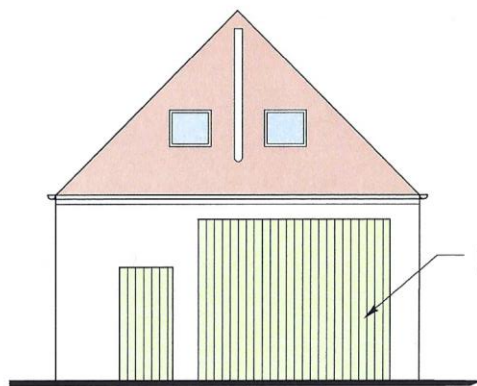
The elevations of the proposed barn conversion.



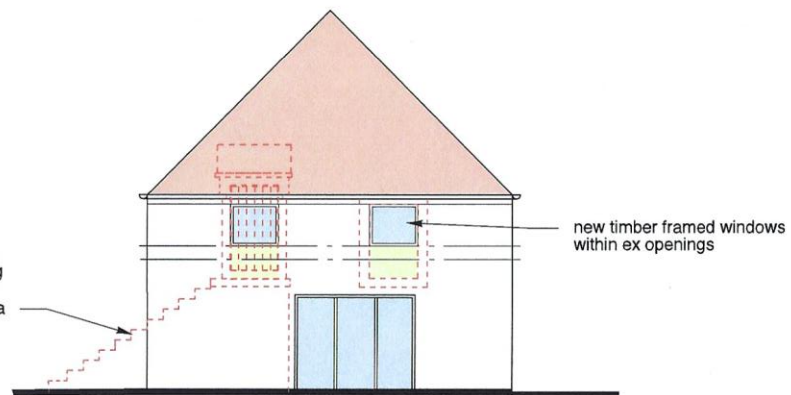
WEST ELEVATION



EAST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

ELEVATIONS
AS PROPOSED 1:100

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EGST.205.-
Proposed Conversion
East Grange Steading
BLAIRHALL

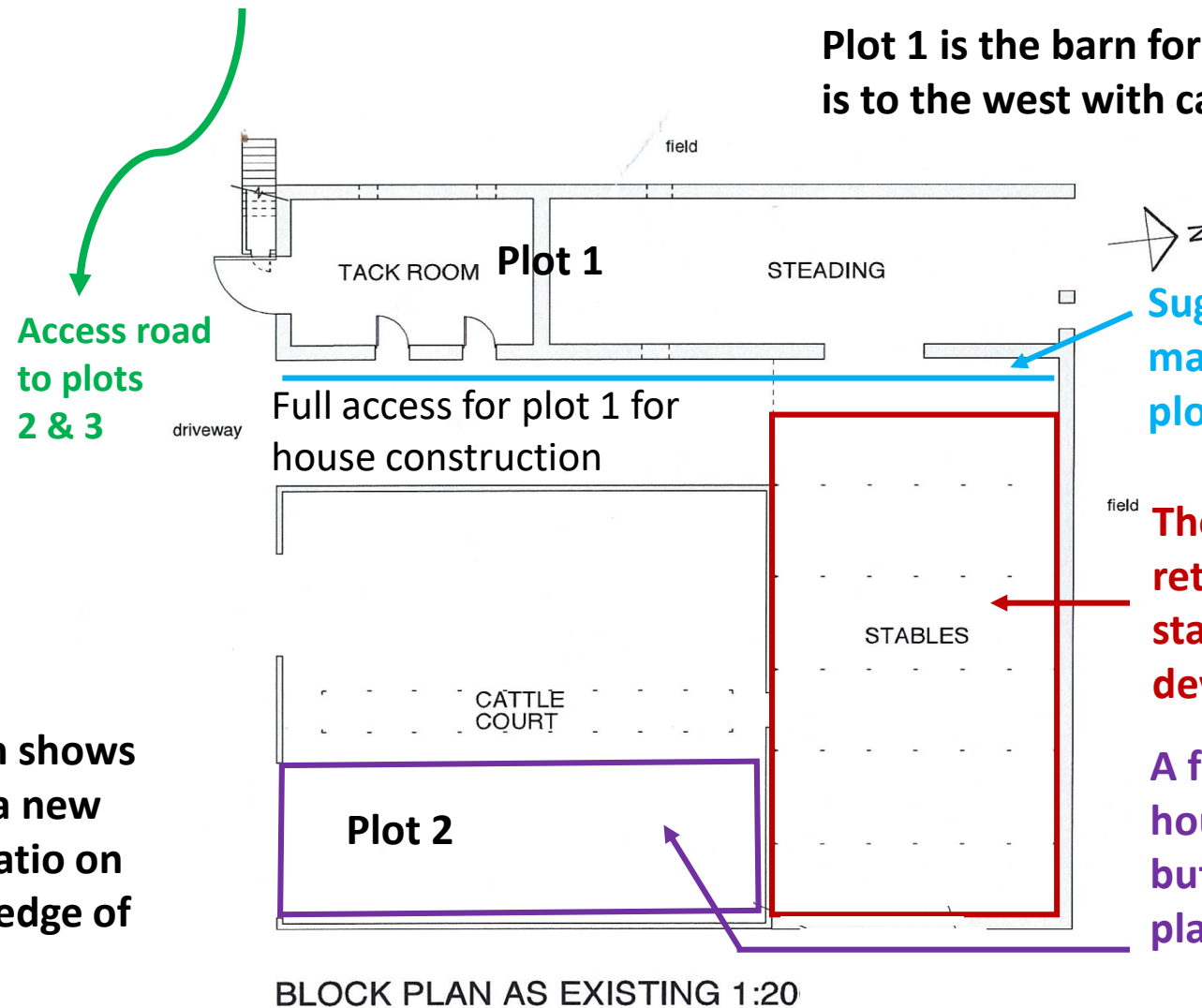
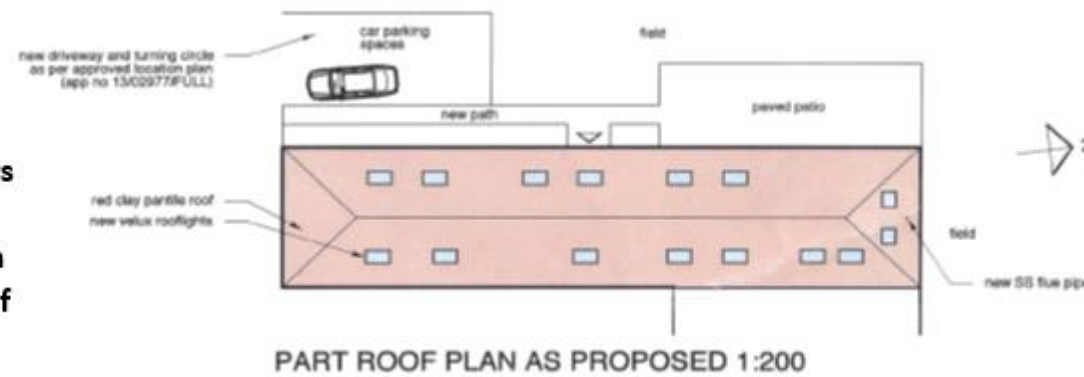
The plan of the existing site showing plot 1 which is the property for sale and would be converted.

The owner intends to sell plot 1 (ideally as is rather than subject to planning consent). They will apply for planning consent for a detached house on plot 2, and maybe for the stables, but only develop plot 2 for themselves and retain 12 acres for their own use.

The roof plan shows car parking, a new path and a patio on the western edge of the barn.

Plot 1

The roof plan shows car parking, a new path and a patio on the western edge of the barn.



Plot 1 is the barn for sale. The main outlook is to the west with car parking to the west.

Suggested 2 metre wide maintenance strip for plot 1

The sellers would prefer to retain this building for stables. It may never be developed.

A further modest newbuild house will likely go here but it's still to secure planning consent

BLOCK PLAN AS EXISTING 1:20

The barn from the north west

Shed to be retained
by sellers as a stable



The barn from the west



The paddock from the north east corner



The paddock from the barn





Local amenities

The Royal Burgh of Culross is just 3 miles away. This preserved, 16th century town is on the River Forth and has many interesting attractions such as Culross Palace and The Town House, both of which are run by the National Trust for Scotland. There is a quaint cafe, craft shop and 13th century Culross Abbey.

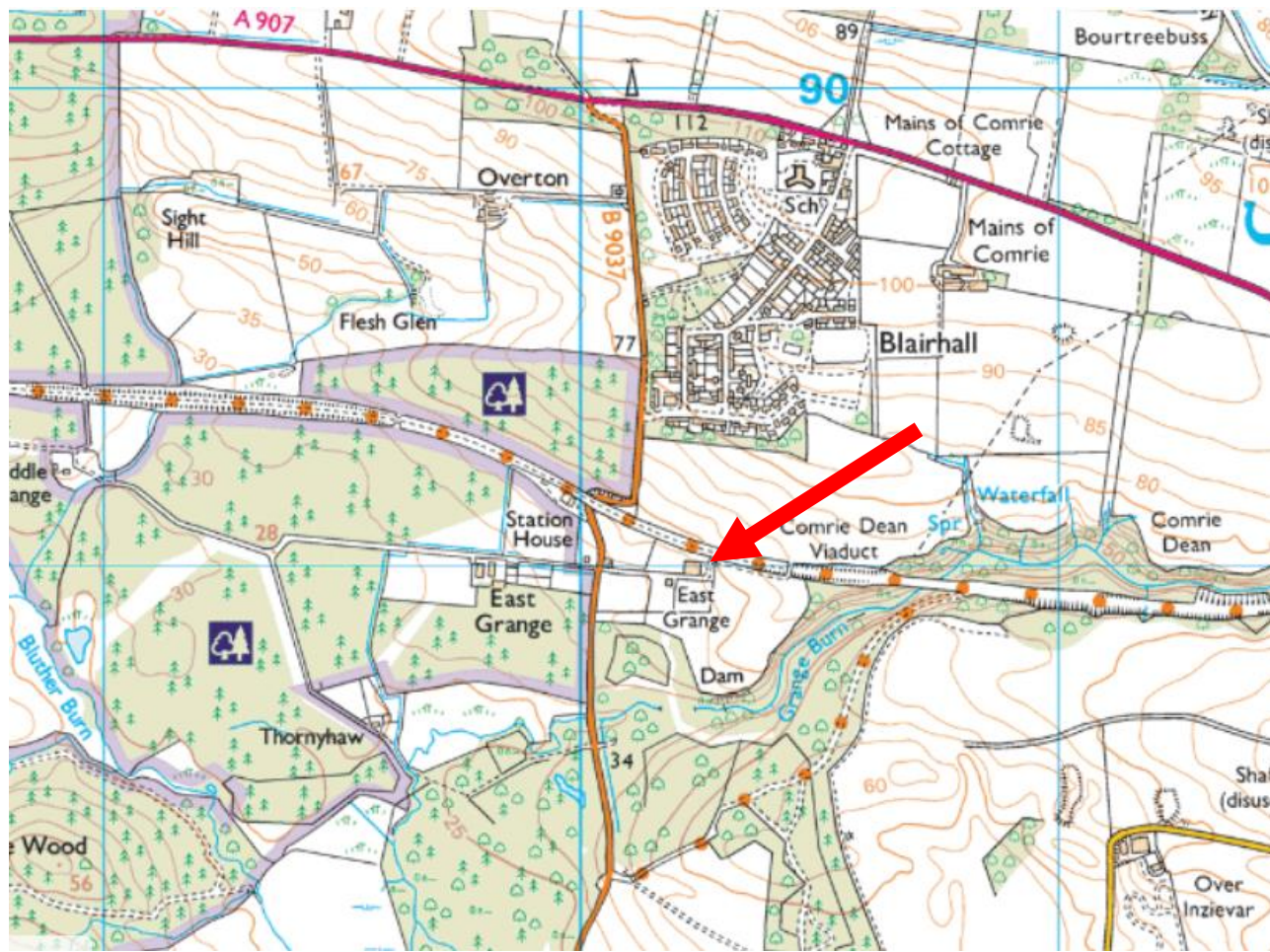
Blairhall village lies half a mile to the north and has a primary school and a convenience shop. Nearby Oakley has more shops, a primary school and a church and there's also a primary school

and church in Carnock. The city of Dunfermline has secondary schools and a full range of shopping, leisure and award-winning cultural attractions.

Equestrian and bike trails

There are numerous, managed and sign-posted Forest and Land Scotland public rights of way and trails to explore in the West Fife Woodlands. These include adjacent East Grange Farm, Balgownie, Inzievar and Valleyfield Woods. Forestry trails also lead up to the village of Saline (4 miles). There are thousands of acres at Devilla Forest (3 miles)

The West Fife Way (above) extends along the north edge of the paddock at East Grange Barn. This walking, cycling and horse riding trail follows the route of the disused Dunfermline to Alloa railway line. This flat, 12 mile route extends from the western edge of Dunfermline to Clackmannan and offers woodland and countryside views. There are access points all along the way to the West Fife villages such as Blairhall and Carnock. You can divert off onto mountain bike and horse riding trails in Devilla Forest or onto minor roads to join National Route 76 cycle route and the Fife Coastal Path at Valleyfield or Culross.

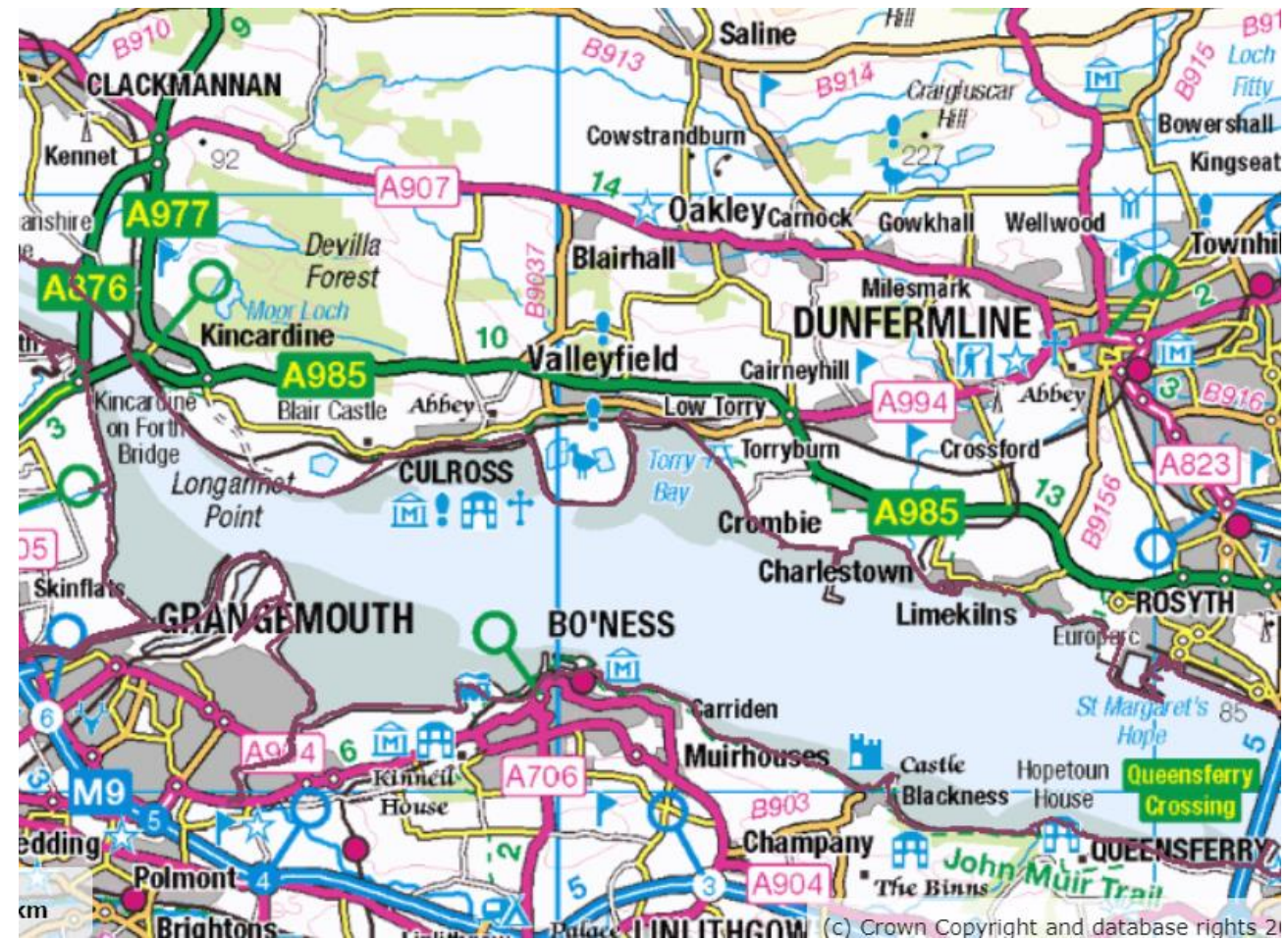


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Directions

From Dunfermline:

Head west and take the A994 through Crossford and Cairneyhill. At the roundabout west of Cairneyhill take the 1st exit onto the A985. After 3 miles turn right on the B9037 opposite the Culross turn-off. After 1.4 miles you reach a crossroads where you turn right through stone gates. Pass East Grange Lodge and continue along this road to where the barn is located on the left.



From Edinburgh: Head north over the Queensferry Crossing onto the M90 and exit the M90 at junction 1C Rosyth and head west on the A985. Go through Crombie and at the next roundabout, west of Cairneyhill, take the 2nd exit on the A985 and follow directions as above.

From the West: Cross the Clackmannanshire Bridge and turn left at the roundabout onto the A977. At the next roundabout take the 4th exit on the A907. After 4.5 miles, on the western edge of Blairhall, turn right onto the B9037. Drive for 0.7 miles and after going under the viaduct there's a crossroads. Turn left and head passed East Grange Lodge to the farm and the barn is on the left.

Barn Conversion

The cost of a barn conversion will likely be about £1300/square metre. It's a good way to reduce stamp duty obligations of 8% for any purchase over £340,000.

Viewing and registering an interest

Viewing is very strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

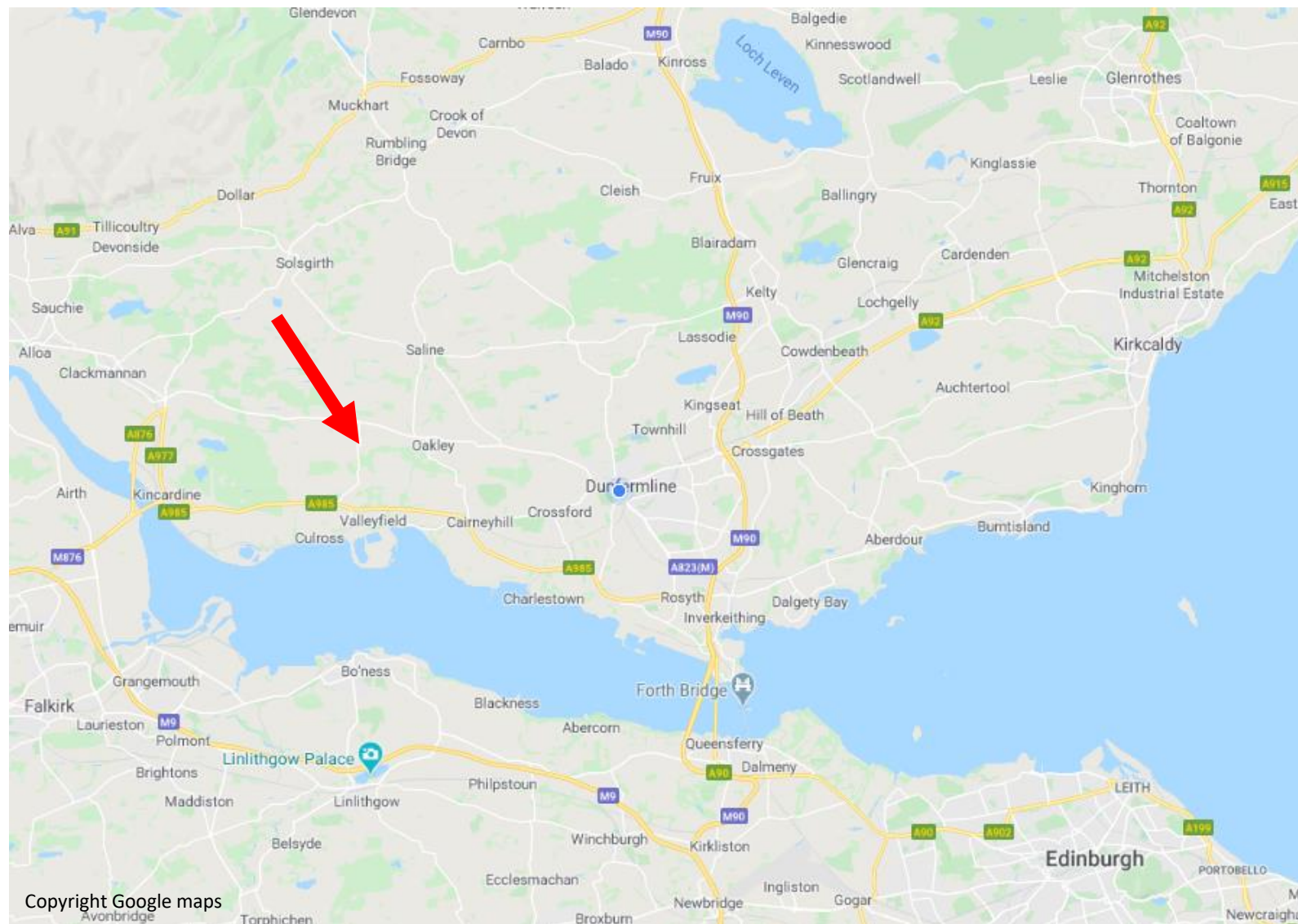
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures 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 misstatement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
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FINANCIAL ADVISORS

McCrae and McCrae can help you set up a self-build mortgage: (a) if you intend to live in the house; (b) if you intend to develop/sell it.

TIMBER FRAME MANUFACTURERS

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