

EAST PITCORTHIE FARM STEADING, BY ANSTRUTHER, FIFE, KY10 3LF

Anstruther 3m

Kingsbarns 5m

St Andrews 8m

Elie 8m

Cupar 15m

Dundee 22m

Kirkcaldy 23m

Edinburgh 50m

Photo: The steading from the North West



Four/Five attractive house plots and up to 5 acres presently with planning consent to be developed into four attached houses but for sale as serviced plots subject to planning consent being given for five detached serviced plots. Two are to be conversion plots and two are to be new build house plots. The sellers are submitting plans for this.

Well positioned to be sold as full time residences or holiday accommodation as the houses will be well placed for access to the fantastic array of 8 nearby golf courses.

Photo above: The steading from the North West.

SITUATION

East Pitcorthie Farm steading is located in an attractive and quiet location about 20 metres from the B917 and with slightly elevated eye-catching views out to sea to the south and east. The original farmhouse lies to the south of the steading and there is a cottage to the north east of the steading. These houses are excluded from the sale and will use a separate existing access road which cannot be used for the farm steading. The owners of the steading have to build a new road into the steading development from the north as the owners of the steading cannot guarantee control of the visibility splays from the existing access road. There are large outbuildings which lie to the west of the traditional steadings which are also for sale and which could be converted into stables. There are several acres of land available for paddocks to the West of the proposed access road and beside the Agricultural sheds. The paddock to the west is 1.45 acres.



DESCRIPTION

Plans are annexed for the existing planning consent Fife Council ref 08/02770/EFULL <http://planning.fife.gov.uk/online/applicationDetails.do?activeTab=documents&keyVal=K8211LHF00700> which comprises of four attached houses in an L shape. The buildings to the west and south of the quadrangle do not have planning consent to be developed. It is anticipated that the west leg is left for outbuildings storage for the archway conversion plot which lies to the east of it. The stone building along the south edge of the quadrangle is going to be demolished by the present owners and this will open up the views to the south for the three more northerly plots. The hedge on the north side of the farmhouse is going to be reduced in height to about 2 metres high. It's anticipated that the four/five house plots could be developed by one contractor on behalf of four/five different house purchasers, or sold off separately as serviced

plots with the owners servicing them. The selling agents are arranging for three quotations from nearby builders to give a turnkey solution for the four or five houses. Offers are sought at offers over £50,000 a house plot or £250,000 as a whole.

SERVICES

The sellers will be installing mains water, electricity and a soakaway for the septic tanks, if the plots are sold as serviced plots. The purchasers will have to install their own septic tanks.

PROPOSED ALTERNATIVE PLANNING CONSENT

A planning application is being prepared for four or five detached houses, with one being a conversion and four being newbuilds. It is proposed that the barn with the five acres on the west side be developed into a detached 1 1/2 storey conversion house. This house would also have the traditional barn opposite and to the west as an outbuilding. It would also have most of the area in the centre of the existing quadrangle as garden area. The existing stone walls at the north and south of this barn would become external walls. The barn to the north of the arches building will become a detached conversion house. It will become a T-shaped 1 1/2 storey building with an additional extension to the east. It is proposed that a detached new build house will be built on the footprint of the existing buildings to the south of the arches building and that one or two detached new build buildings be built along the north edge of the existing quadrangle.



Views from the South of Lot 1



Views for Lots 2,3 & 4 to the East

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 there from. 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. Details prepared January 2014.

DEED OF CONDITIONS

The sellers agents will draw up a deed of conditions providing all of the necessary way leaves and servitudes for all of the plot purchasers in connection with rights of access, services provision, soakaway from septic tanks etc. Maintenance of the access road and septic tank operator will be maintained on a user basis.

CLOSING DATE/ITEMS INCLUDED IN THE SALE

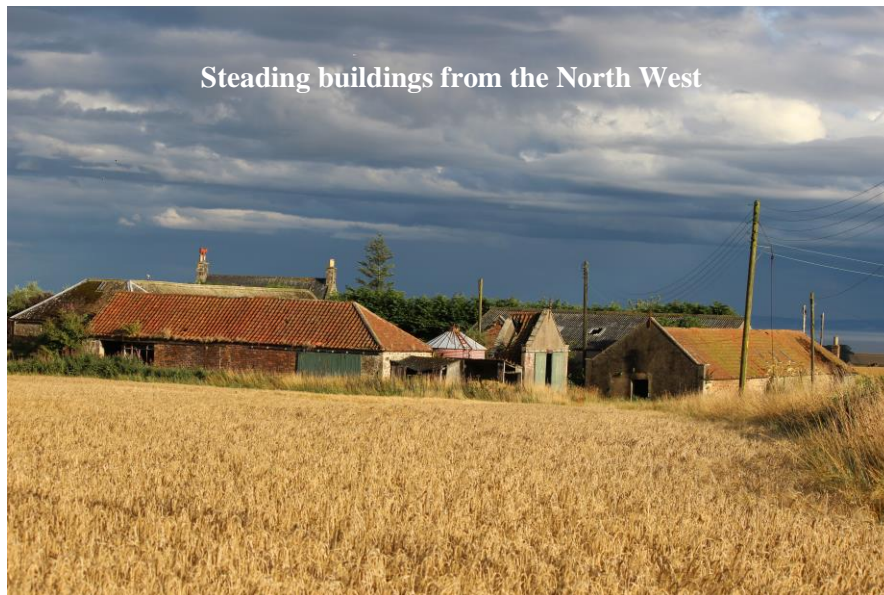
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

VIEWING AND REGISTERING AN INTEREST

It must be understood that any interested parties viewing the buildings do so at their own risk as some of them are in a dangerous state. Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd. Outwith normal office hours please contact Rod McCrae on 07711561814 to arrange a viewing.

OFFERS

Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.



LOCATION PLAN



LOCATION PLAN

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DIRECTIONS

From St Andrews take the A917. After 1 mile fork right onto the B9131 towards Anstruther. Follow this for 6 miles and then turn left onto the B9171 towards Crail. After 1.5 miles East Pitcorthie Steading is on the right. The Postcode is KY10 3LF.

Plan to illustrate alternative layout

