THE GLEBE, SALINE, KY12 9UT

THE GLEBE, SALINE, FIFE, KY12 9UT

Dunfermline 6m, Dollar 6m, Alloa 11m, Kinross 14m, Stirling 17m, Kirkcaldy 23m, Perth 28m, Edinburgh 28m

Five building plots on a total of 0.63 hectares (1.56 acres) with planning permission in principle for a detached house and double garage on each, and an access road. Fife Council planning reference no: 17/03549/ARC. Located on the north east edge of Saline, a desirable village in West Fife with primary school and shop and within commuting distance to Edinburgh.

Plot 1: 1093 sq metres
Offers over £80,000

Plot 2: 1372 sq metres
Offers over £100,000

Plot 3: 1236 sq metres
Offers over £100,000

Plot 4: 1221 sq metres
Offers over £100,000

Plot 5: 1190 sq metres
Offers over £80,000

Zoopla

OnTheMarket

PrimeLocation

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

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

View to north east from eastern edge of plots 2 & 3

View to east from eastern edge of plots 2 & 3

View to north showing access road

View to south west

View to south east

View to south east

The site seen from north east of Saline

View to west

Proposed site plan

Proposed site plan showing plot divisions

Site access plan

This drawing has been prepared to obtain statutory Local Authority Consent. All sizes to be confirmed on site prior to commencing work.
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Project
Proposed housing development at The Glebe, Saline

Address
Land to Northeast of 14 North Road
Saline

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September 2017

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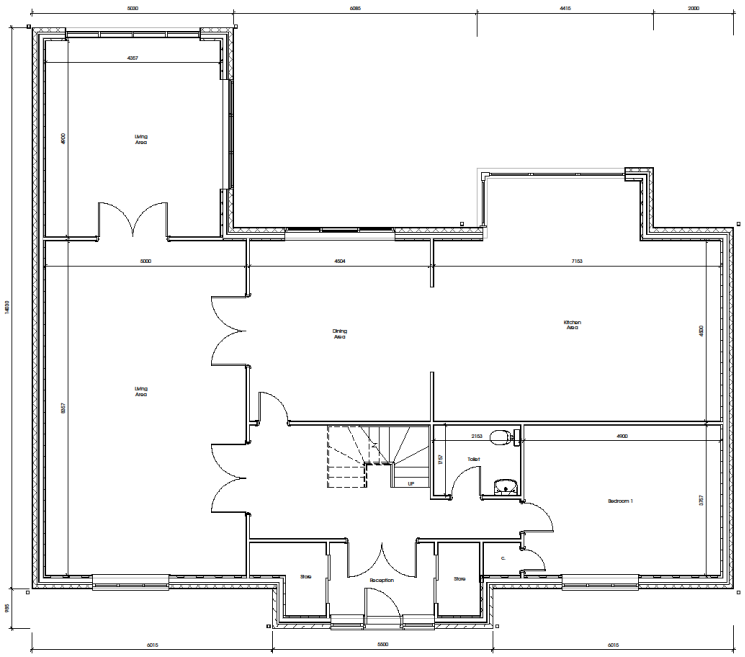
Proposed site plan with 3D illustrations

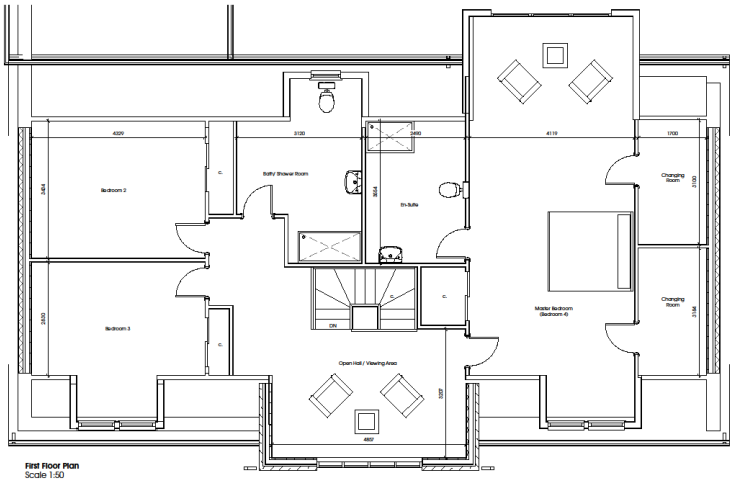
Plot 1 proposed house plan

Plot 2 proposed house plan

Plot 3 proposed house plan

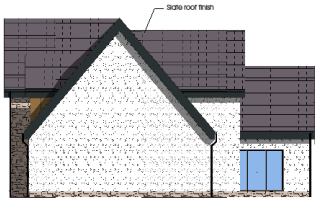


Ground Floor Plan
Scale 1:50

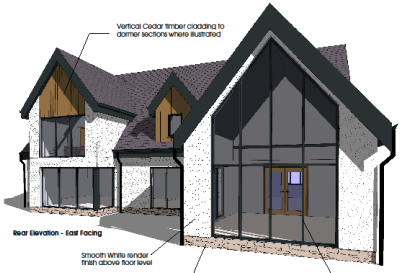


First Floor Plan
Scale 1:50

Front Elevation
Scale 1:100
West Facing

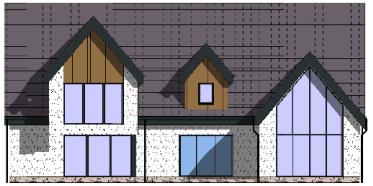


Side Elevation
Scale 1:100
South Facing

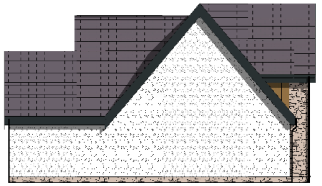


Rear Elevation - East Facing

Front Elevation - West Facing



Rear Elevation
Scale 1:100
East Facing



Side Elevation
Scale 1:100
North Facing

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Plot No.	3
External Footprint	195m2

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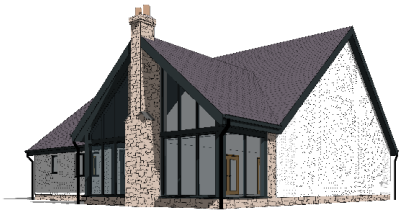
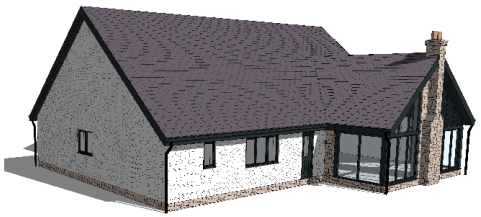
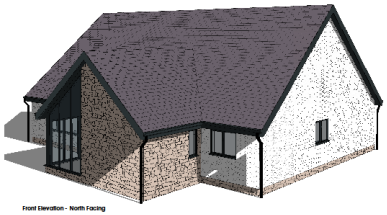
Plot 4 proposed house plan



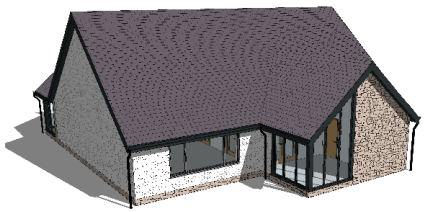
Rear Elevation - South Facing



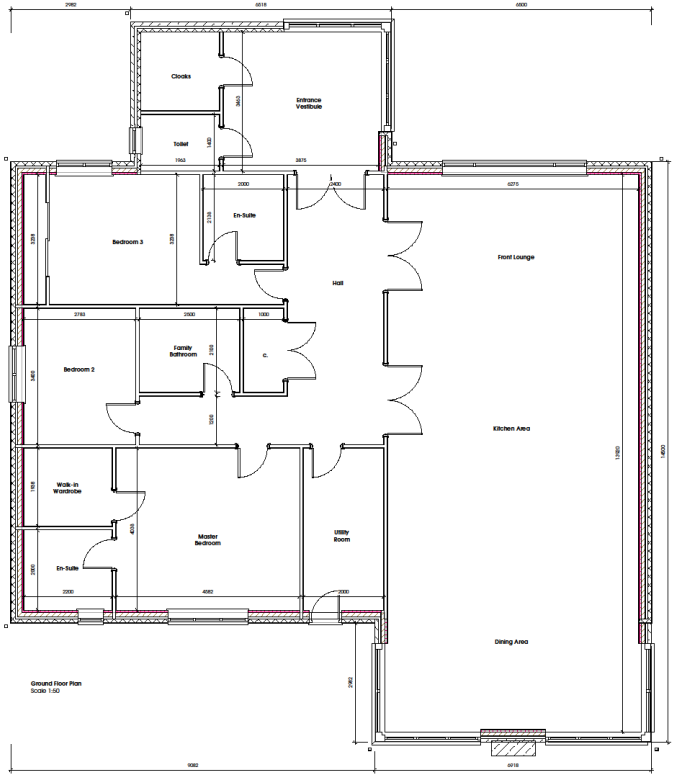
Rear Elevation - South Facing



Front Elevation - North Facing



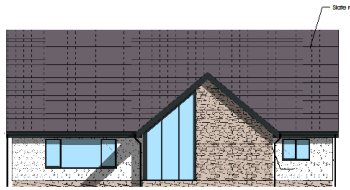
Front Elevation - North Facing



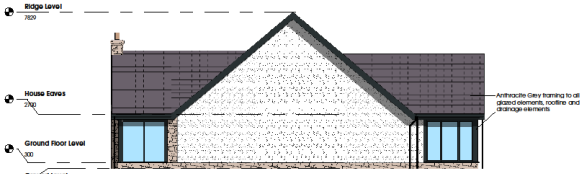
Ground Floor Plan
Scale 1:50

Rear Elevation
Scale 1:100
South Facing

Side Elevation
Scale 1:100
West Facing



Front Elevation
Scale 1:100
North Facing



Side Elevation
Scale 1:100
East Facing

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Plot No.	4
External Footprint	237m2

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Proposed housing development at The Glebe, Saline

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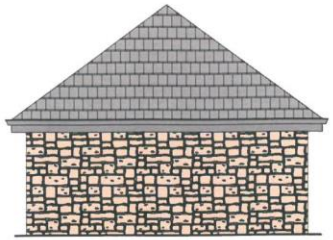
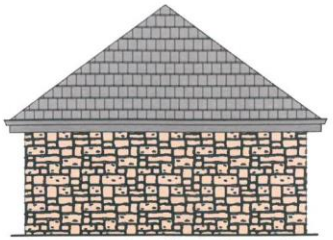
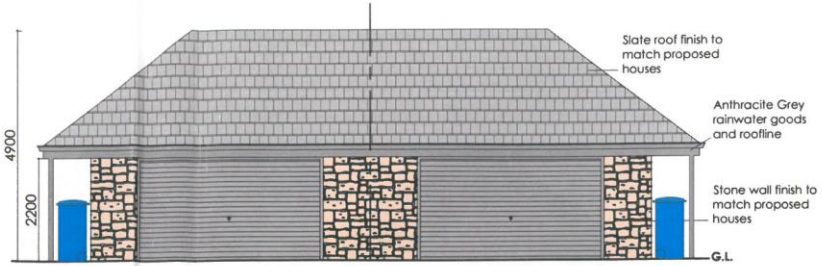
Plot 5 proposed house plan



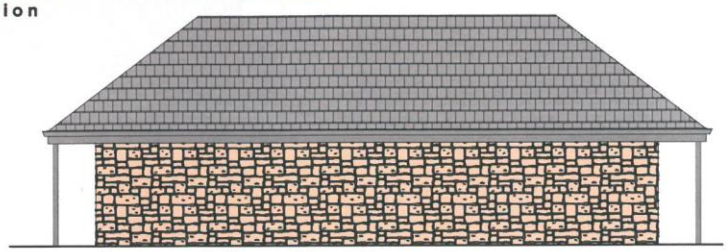
Proposed Side Elevation
Scale 1:100
For Plots 3 & 4



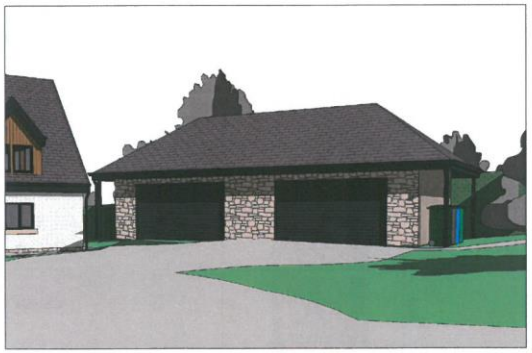
Proposed Side Elevation
Scale 1:100
For Plots 3 & 4



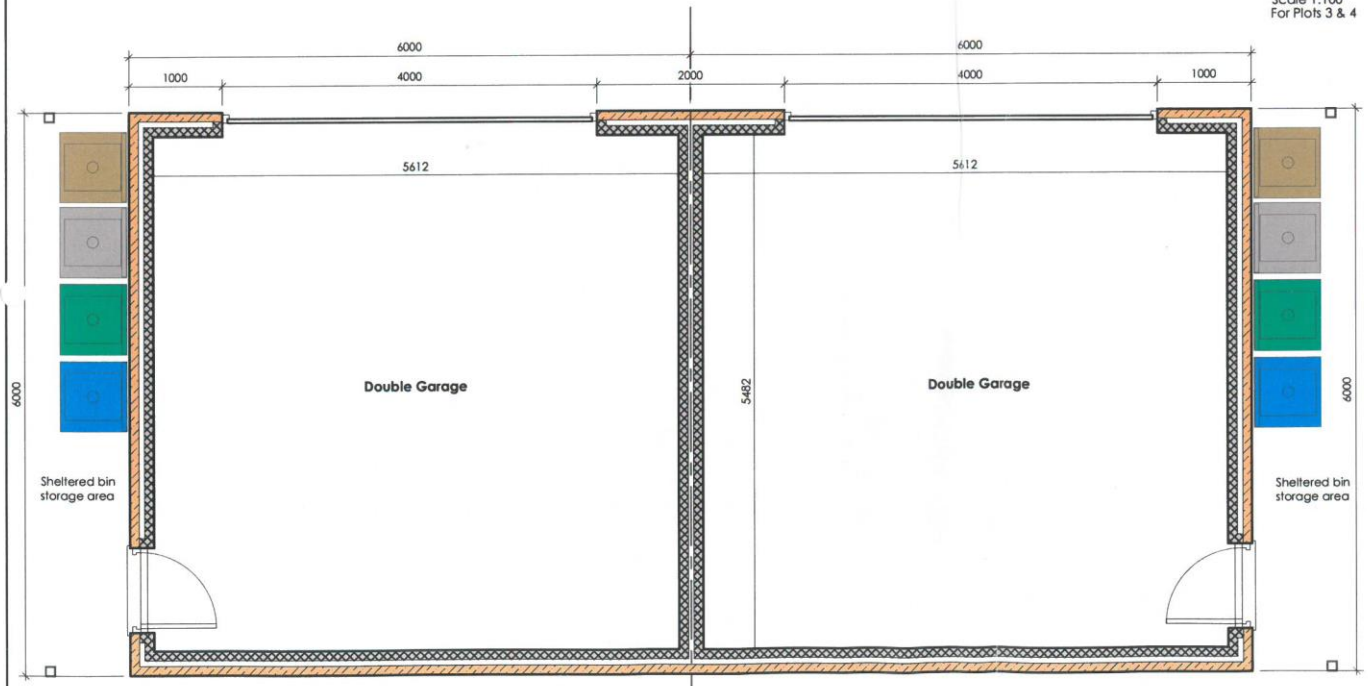
Proposed Front Elevation
Scale 1:100
For Plots 3 & 4



Proposed Rear Elevation
Scale 1:100
For Plots 3 & 4



3D illustration



Proposed Garage Floor Plan
Scale 1:50
For Plots 3 & 4

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Project
Proposed housing development at The Glebe, Saline

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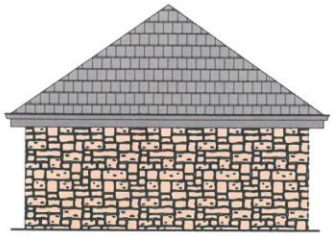
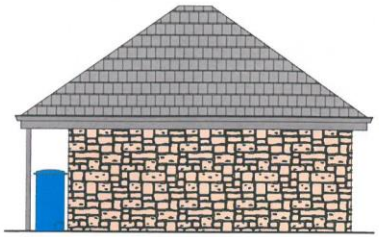
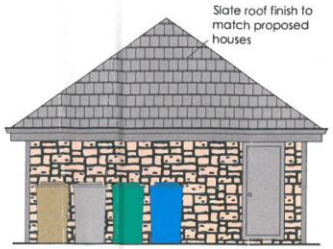


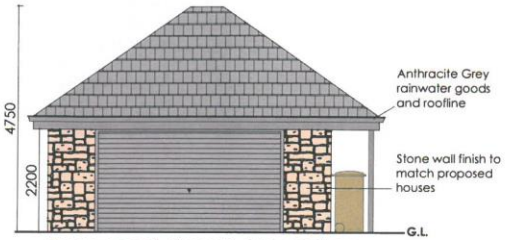
Proposed Side Elevation
Scale 1:100
For Plots 1, 2 & 5



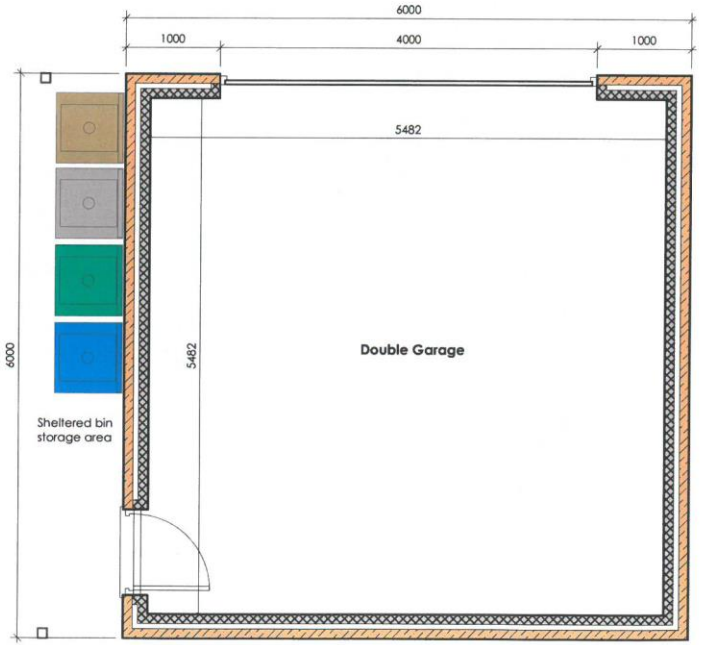
Proposed Rear Elevation
Scale 1:100
For Plots 1, 2 & 5



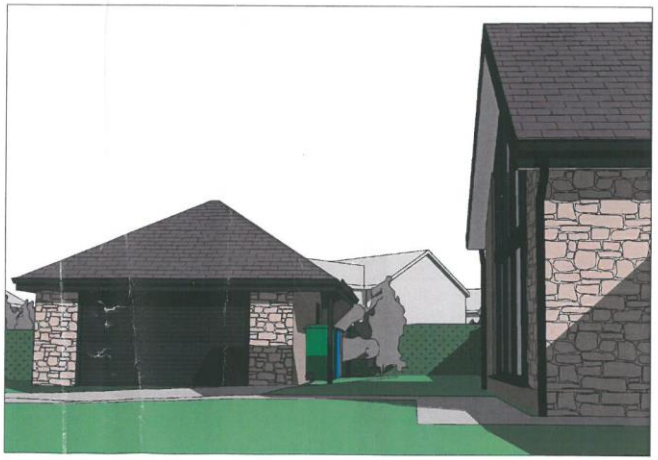
Proposed Side Elevation
Scale 1:100
For Plots 1, 2 & 5



Proposed Front Elevation
Scale 1:100
For Plots 1, 2 & 5



Proposed Garage Floor Plan
Scale 1:50
For Plots 1, 2 & 5



3D illustration

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Project
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Illustration of house type 1

Illustration of house type 1

Illustration of house type 1

Illustration of house type 2

Illustration of house type 2

Illustration of house type 2

Illustration of house type 3

Illustration of house type 3

Illustration of house type 4

Illustration of house type 4

Illustration of house type 5

Illustration of house type 5

VIEWING AND REGISTERING AN INTEREST
Viewing of the property 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).

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.

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. The seller's solicitor is Susan Duff of Thorntons, Cupar.

LOCAL AMENITIES

Saline is a thriving village with a general store, community centre, golf club, primary school and church. Further amenities and supermarkets are in nearby villages such as Dollar (6m) and in nearby towns Dunfermline (6m) and Alloa (11m). There is a regular bus service from Dunfermline to Saline. Saline Primary School is in the catchment for Queen Anne High School. There is private schooling at nearby Dollar Academy and a daily bus runs from the village to the school. The surrounding countryside offers a range of recreational and leisure opportunities including the 9-hole Saline Golf Club and further golf courses can be found in Dunfermline, Muckhart and Kinross. The world renowned Gleneagles golf course is only 18 miles to the north. There are thousands of acres adjacent to the south and west of Saline which belong to the Forestry Commission who allow the public access over it to Devilla Woods (5 miles away).

DIRECTIONS

From Dunfermline: Take Carnegie Drive and continue west onto Glen Bridge/A907 and take the 3rd left onto William Street/A907. Turn left onto Rumblingwell/A097 and continue for approximately 2 miles to turn right at B913 signed for Saline. Continue on B913 for approximately 2.6miles and turn left onto Saline Main Street/B913. Proceed past the school and church on the left and just at the bus turning area (on left) turn right onto North Road. The Glebe is the third road on the right and access to the site is just along on the right. From the M90 exit at junction 4 (Kelty) and head west on the B914. Continue through Steelend and arrive in Saline. Just after the church, turn right onto North Road and continue as above. The Glebe is the third road on the right and access to the site is just along on the right.

HOUSE BUILDERS

Ed Dalton
Pittencrieff LLP & E. Dalton Design & Construction Services
Kilmory
Crombie Point
Dunfermline
KY12 8LQ
01383 882382
07843 627938
ed.dalton@pittencrieff.com
www.pittencrieff.com

Paul Edney
Hillfoot Homes Ltd
The Roundel
Hillfoots Farm
Dollar
Clackmannanshire
FK14 7PL
01259 740 000
pauledney@hotmail.com
www.hillfoothomes.com

Allan Brown
AGB Developments Ltd
Unit 10 Nether Friarton Ind Est
Friarton Road
Perth PH2 8PF
allan@agb-developments.co.uk
01738 587610

Gradual Peak Ltd
Cupar Road
Pitscottie
Fife
KY15 5TB
01334 828800 / 07967 595414

Gary Gibson
Colorado Group
Wood Road
Rosyth
KY11 2EA
01383 427440

Master Houses Ltd
23 Newlands
Birchwood Grange
By Kirknewton
EH27 8LR
01506 885588
grantmasterton@btinternet.co.uk

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 or sell it.

TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland
1 Wilderhaugh
Galashiels
TD1 1QJ
01896 752271
www.dan-wood.co.uk

Rob Roy Homes (Crieff) Ltd
Dalchonzie
By Comrie
Perthshire
PH6 2LB
01764 670424
www.robroyhomes.co.uk

Scotframe Timber Engineering Limited
Units 3:1 & 3:8
Discovery House
Gemini Crescent
Dundee Technology Park
Dundee
DD2 1SW

ARCHITECTS

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admin@montgomery-forgan.co.uk
01334 654936