

**67.50 acres of grazing land for let at Meiklebeath Farm,
West of Cowdenbeath, KY4 9PR
Available in eight lots
Ideal for horses or dog walking compounds**



67.50 (27.32 hectares) of grazing land to let at Meiklebeath Farm West of Cowdenbeath, KY4 9PR

For long term let (minimum of five years) 67.76 acres (27.42 hectares) of good grazing land at Meiklebeath Farm, Cowdenbeath, KY4 9PR.

Available in 8 lots:

Lot 1 – UNDER OFFER

Lot 2 – UNDER OFFER

Lot 3 – 1 acre

Lot 4 – UNDER OFFER

Lot 5 – 2 acres

Lot 6 – UNDER OFFER

Lot 7 – UNDER OFFER

Lot 8 – 44 acres (can be split up into smaller Lots)

There is no guaranteed mains water or electricity available. Solar powered electric internal fencing and water harvesting may be appropriate. The perimeter fencing is reasonable but all other boundaries are only partly fenced and will need 50% of the cost of fencing paid by the grazier or as per agreement with the Landlord.

Vacant possession now available.

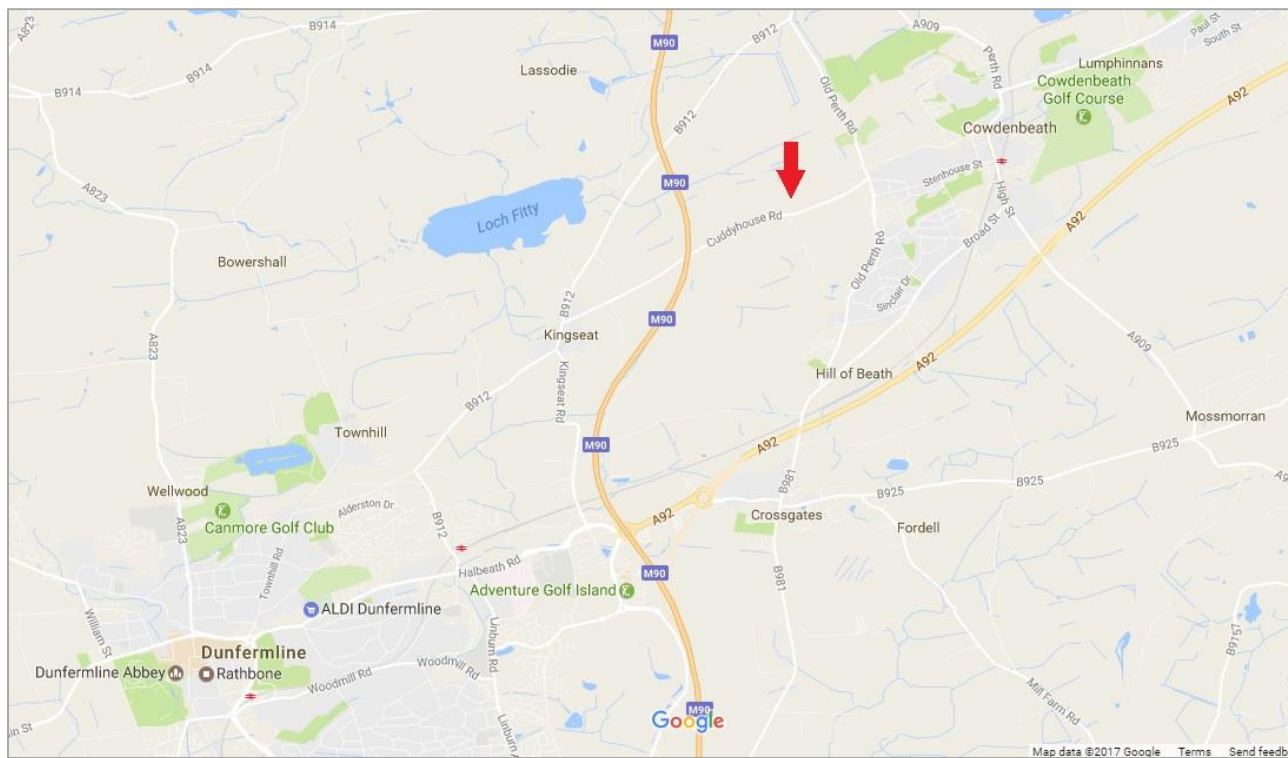
For dog walking. Our clients are looking for £1000/acre/annum



Front cover photo; south end of Lot 2







Both pictures show the entrance to Lot 8

DIRECTIONS

Lots 1, 2, 3, 4, 5, 6, 7 and 8 at Meiklebeath Farm are situated between the M90 motorway and Cowdenbeath, sitting on the north side of Cuddyhouse Road. From the M90 motorway at junction 3 (Halbeath) head into Dunfermline (A907). Take second left at the first roundabout and third left at the next roundabout. Go over the level crossing and up to Kingseat. Turn right onto the B912 and after a couple of hundred yards, within Kingseat, turn first right along the unclassified Cuddyhouse Road and the Lot 8 land is on the left just after the big wind turbine and the bridge over the motorway. Lot 1 is further along on the left before Dalbeath Farm on the right.



Viewing and registering an interest

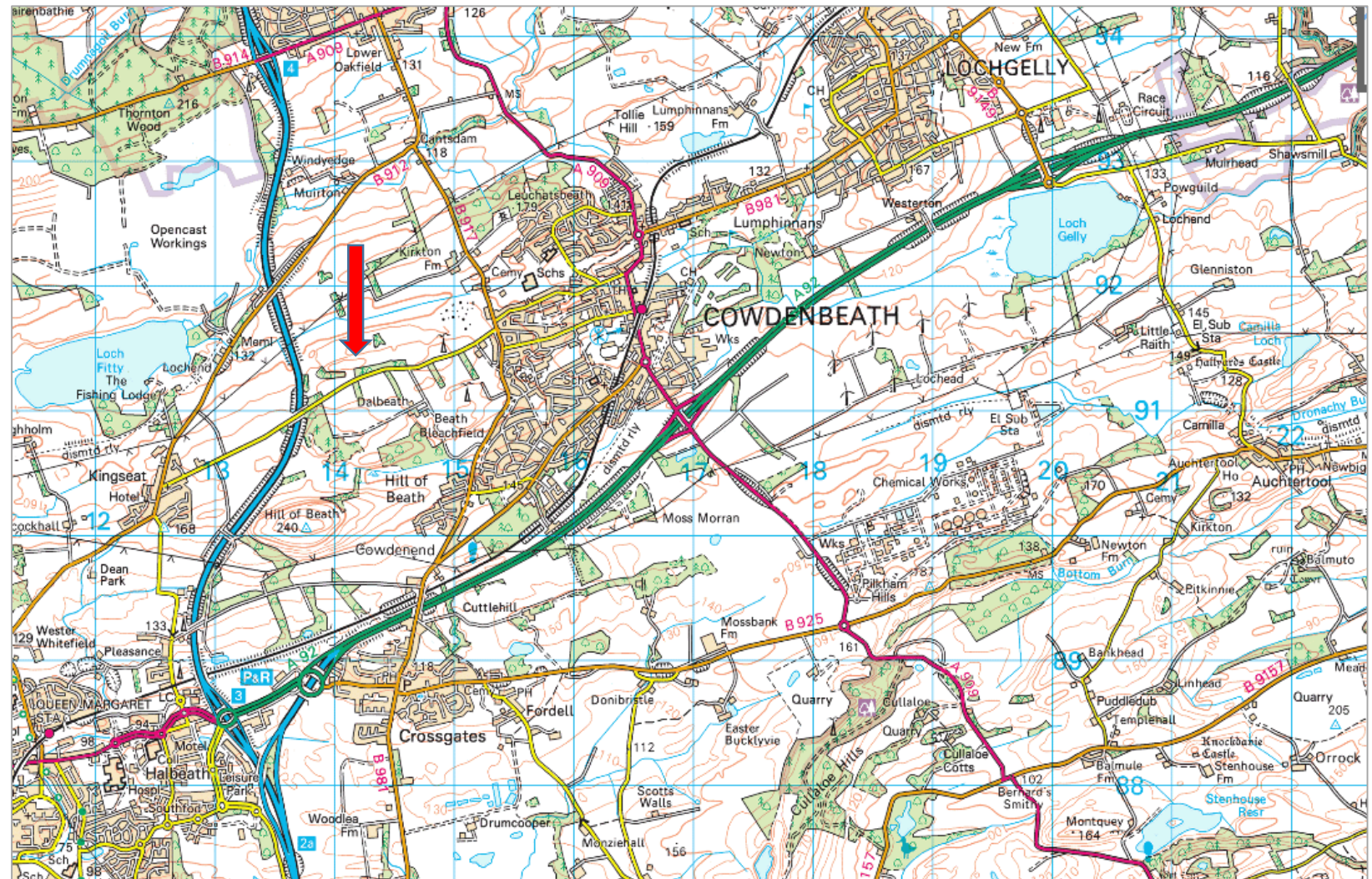
Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

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.



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