

“Hedgehogs Nursery”, Crompton Rd, Southfield, Glenrothes, Fife, KY6 2SF



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Glenrothes 4m, Kirkcaldy 8m, Leven 10m, Dunfermline 15m, Perth 25m, Dundee 27m, Edinburgh 32m,

Hedgehogs Nursery lies in a rural location to the south west of Glenrothes. It benefits from excellent road links. This garden centre comes with a four bedroom bungalow, four large sheds (716sqm) an office + WC and two large greenhouses. The site extends out to a total of 4.20ac (1.7ha).

Lot 1 - Detached Bungalow (203sqm) and 0.62 acres

- Open plan kitchen/dining room/lounge, 3 bedrooms (one master with En suite), study/fourth bedroom, cloakroom, utility room, main bathroom, double garage, solar panels attached to the roof.

Offers Over

£325,000

Lot 2 – 0.28ac

- 0.28ac Zoned for industrial use @ £32,142/ac

£9,000

Lot 3 – 0.43ac

- 0.43ac Zoned for industrial use @ £32,558/ac

£14,000

Lot 4 – 1.04 acres @ £50,000/ac = £52,000

£348,000

- 1.04 acres bare land zoned for industrial use.

(We have a good offer for this lot already but the seller wants offers for all lots before any offers will be accepted)

£52,000

Lot 5 – 0.79 acres @ £60,000/ac = £47,000

Four Portal framed sheds, office + wc + services + Roads

27.4m x 8.22m, 12.8m x 22m, 10m x 14.6m, 15.5m x 5.9m
Irrigation Tank. Solar panels attached to the roof.

- Offices – 7.3m x 3.47m with a toilet and vestibule.

£135,000

Lot 6A – 0.44 acres @ £60,000/ac = £26,000

Greenhouses and associated Offices – 352 sqm

- 11m x 2.74m, 21m x 9.1m, 3.66m x 2.7m, 15.5m x 10m
- decking 4.6m x 4.6m

£45,000

Lot 6B – 0.23 acres

- 0.23 acres landscaped to mark the entrance

AS A WHOLE £580,000

Option to purchase:

Option 1 – Online Nursery Business

£600,000 turnover for last 2 years

Option 2 – Nursery equipment

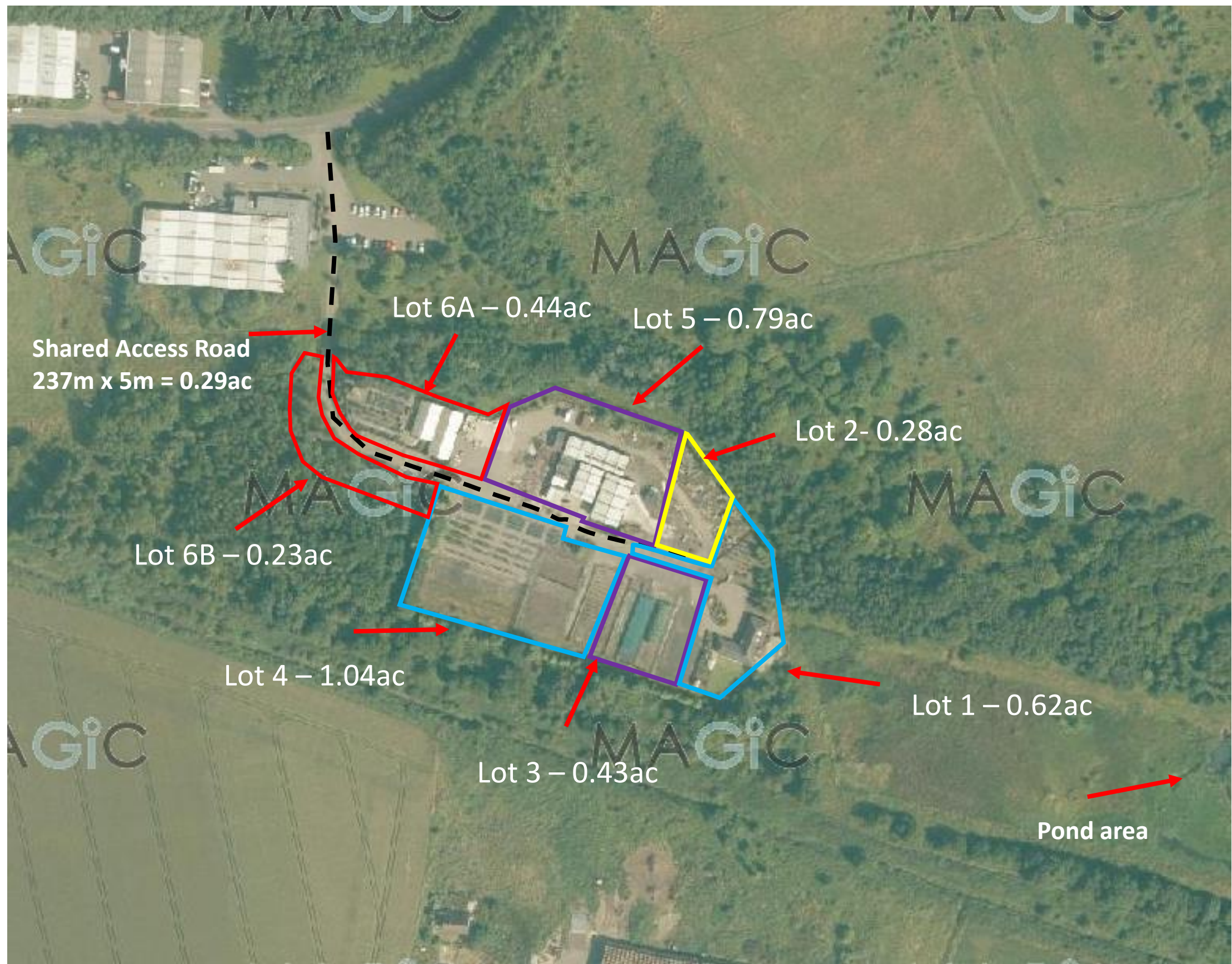


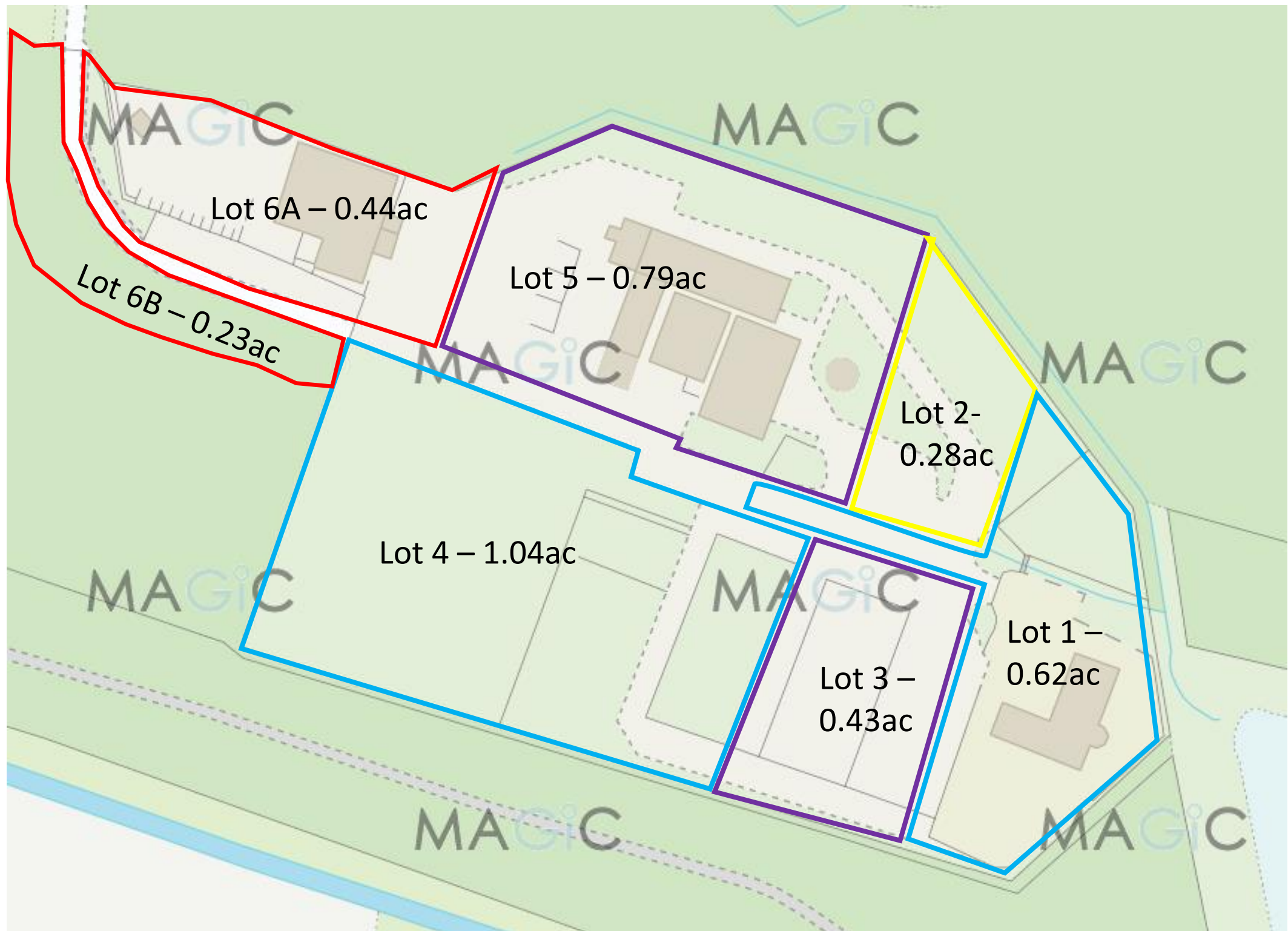
Front cover photo and photo above are the house East elevation (Lot 1)

Local industrial land has been making £70,000/ac



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





HOUSE ACCOMMODATION

Lot 1

Attractive 4 bedroom bungalow (built in 2006). It has double glazing, oil fired central heating, a wood pallet burner stove and solar panels. Its right at the east end of the property in a quiet location.

Entrance Vestibule (W) 2.22m x 3.16m

Partly glazed storm door, tiled floor.

Cloakroom 1.3m x 3.16m

Tiled floor.

Lounge/Kitchen/Dining Room (E,S,S) 7.8m x 9.3m max

Oak floor and “extreme” pine wood burner. Fully fitted wall/floor units, cooker with 6 hobs and 3 ovens. Space for freezer. Wonderful bright and airy room with 2 sets of patio doors and 4 windows (E) and 2 windows (S). Two wall cupboards.

Utility Room (S + N) 3.53m x 2.75m

Plumbing for washing machine and tumble dryer. Partially glazed door and window to the south.

Garage/bedroom 5 (S + N) 5.4m x 6.13m

Double garage door (N) and over door. Potential to convert the garage into a public room or a fifth bedroom.

Hallway 5.53m x 1.2m

Wall cupboard.

Bedroom 4 (W) 2.20m x 2.66m

Attractive outlook to the west.

Family Bathroom (W) 2.61m x 3.16m

Bath, WC, wash hand basin and shower cubicle.

Bedroom 2 (W, W) 4.05m x 3.16m

Two fitted cupboards. Attractive outlook to the west.

Bedroom 1 (N + E) 3.55m x 4.50m

En suite shower, WC + wash hand basin. Fitted walk in cupboard with shelves and hanging space.

Bedroom 3 (E) 3.34m x 2.46m

The Garden Area

The garden area extends right round the house and includes a circular gravel driveway and parking areas. There are security fences to the north, east and south of the house.

Front south garden with a greenhouse and shed (0.11ac) with sides (22.2m x 18.5m) and Orchard to the north (0.1ac) with triangular sides (34m, 26m, 29m). Large patio with garden area to west (0.13ac) (37m x 17m), gazebo and fencing to the east (0.1ac) with sides (38.3m, 22.1m, 20.8m).

The house has a large pond to the east. The house is sheltered by trees to the north, south and to the west. Other land uses will likely not be granted consent adjacent to the house because of the existing trees and pond area. There is an attractive circular gravel driveway and car parking areas.

Services

Mains water, electric and sewage. There are solar panels on the roof which supply hot water and about £900 a year in income. The house used to have a section 75 planning restriction house condition but this has been removed.

EPC

D(50)

Council Tax Band F



South and East elevation



East elevation



South elevation



View to the East



South and East elevation



Lot 1 in foreground. Lot 2 beyond



Lot 3 in foreground. Lot 1 in background



West and North elevation



Lounge with pallet wood burner



Lounge/dining room



Kitchen area



Kitchen/dining room/lounge



Utility room



Bedroom 2



Family Bathroom



Garage, scope to convert into a 5th bedroom



Bedroom 1



Bedroom 1 ensuite



Bedroom 1 dressing cupboard



Potential bedroom

Lot 2, 3, 4 – 1.75 acres

This land is zoned for industrial use. Purchasers would likely secure planning consent for portal frame sheds which could be used for storage & distribution purposes or even a horse riding ménage. The land is presently used for the nursery. Its sheltered by trees along the south and west and has a good access road which extends along the north edge of the land. Lot 3 has a poly tunnel 16m x 7m.

Lot 5 – 0.79 acres

This land is zoned for storage and distribution or light industrial use as per Lot 2, 3 & 4. Four modern steel portal frame sheds with one of the sheds having a 7m x 6m overhang. The eaves height of each shed is approximately 4m and they have manual roller doors and concrete floor. The sheds were built in a 6-7 year period 2008-2012. There is a irrigation tank. The steel portal framed sheds and tank have concrete floors and are clad in single skin profile metal sheeting. **(The sheds total is 800 sqm x £180/sqm = £144,000.** Plus generous concrete aprons, gravel roads, a tarred entrance road and security fencing. Drainage and services would make the cost of establishment very expensive).

The sheds are detached but close together with doors aligned.

- 28m x 8.28m x 4m to eaves with concrete block wall 1.5m high
- 22m x 12.88m x 4m to eaves, 14.7m x 10.12m x 4m to eaves, 15.6m x 5.98m x 4m to eaves

There is also a timber built office and toilet block, 11m x 2.74m + entrance vestibule floor with vinyl and tile furnish. There is a suspended timber and plasterboard ceiling and dry lined and painted internal walls. There are solar panels on the roof of one of the sheds yielding £900/annum. Some of the sheds have concrete aprons and there is a type 1 road right around the buildings with a type 1 yard which could secure consent for another shed.

Valuation Roll at rateable value of £13,900. The small business bonus scheme gives reliefs of up to 100% liability for properties inactive use with a rateable value of £18,000 or less.

Lot 6A – 0.44 acres

Greenhouses and offices set up for a plant nursery or perfect for turning into a wedding venue and/or car boot sale venue. Aluminium framed and glazed greenhouse style structure which also incorporates a small office and toilet facilities. There are concrete aprons 36m x 18m and 27m x 4m outside and pathways inside with a wooden gazebo and a section of elevated decking. There is perimeter fencing and a gate to the south.

Lot 6B – 0.23 acres

0.23 acre amenity wayleave for mains water, electric and sewage services and land at the entrance.

Option to purchase - 1

The online nursery business.

Option to purchase - 2

List of machinery and moveable items like the irrigation tank, tractors etc.

If the property is sold in Lots

All owners will have a key to the two gates. It will be up to the sellers to install mains water, electricity and drainage (and pay for the required meters so that electricity and water bills can be apportioned). Rights of access will be reserved over other lots as in necessary. Potential Purchasers must confirm exactly what their proposed usage will be then McCrae & McCrae Ltd can apply for estimates for installations.

Purchasers will have to fence off areas on a 50/50 basis and pay 50% for future external maintenance. Maintenance of roads will be on a “user basis”.

As a Whole

There is a security fence right around the site and an electric gate and an internal gate. This site is certified with a contamination survey. As you can see there is a large suds pond to the east of the house. There is pump to pump surface water to the pond. There is also a fire hydrant standpipe. Extensive wooded areas around the site which are managed by The Woodland Trust. There are formal footpaths because these lands are all forested they will stand little or no chance of securing planning consent for anything other than trees.





Lot 4



Lot 5



Lot 4 on left Lot 2 in foreground and lot 3 beyond Lot 2



Lot 5 – The office with red window. Sheds beyond





Lot 6



Lot 6 – The office + wc is in the background



Lot 6



Lot 6





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Directions

From Queensferry Crossing

Proceed up the M90 and take the Kirkcaldy exit along the A92, at Kirkcaldy North West corner turn left on the B981 through Cluny and the B922 towards Kinglassie. Turn right at the T-junction and then onto the B921 for a mile. Take the 2nd left and immediately turn right and proceed into Southfield Industrial Estate. The property is 2nd on the left on the South edge of the Southfield Industrial Estate signposted Hedgehog Nursery.

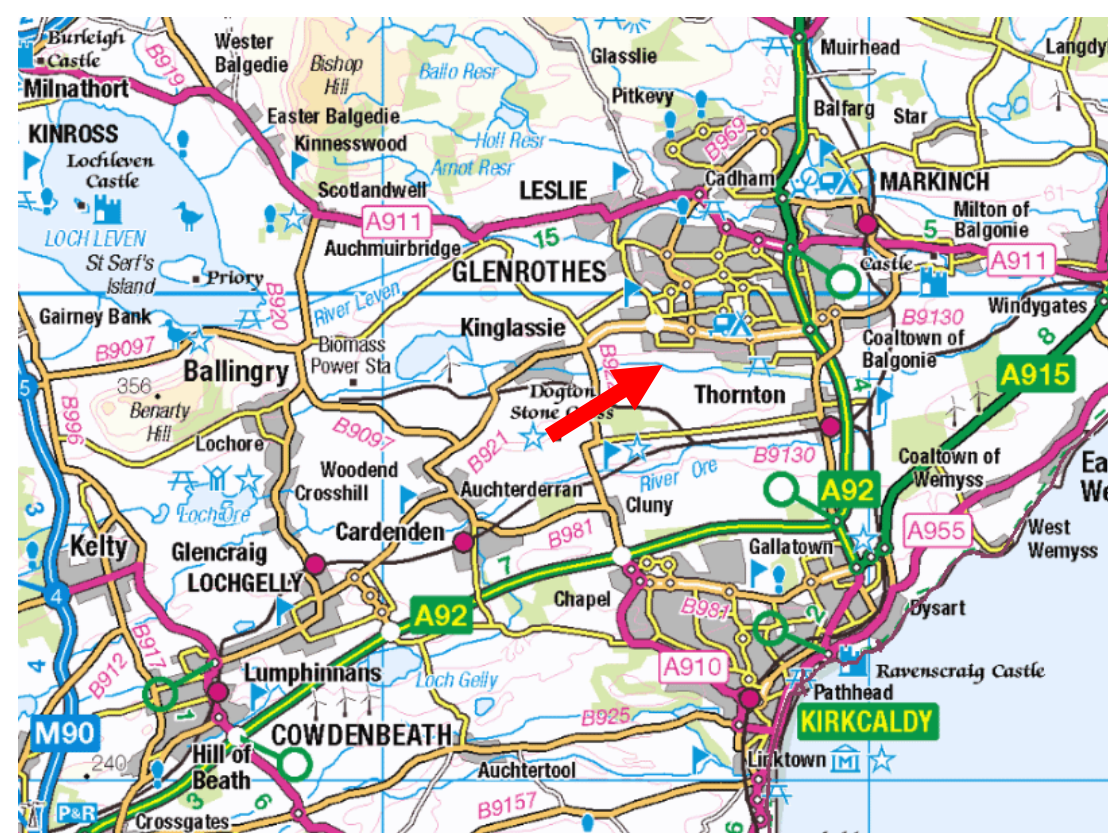
From Dundee

Take the A92 through Freuchie and down the East side of Glenrothes. Turn right at the 2nd roundabout along the B921 go straight through the first two roundabouts and turn next left having gone under an overbridge. At the T-junction turn right and then turn 2nd left at the Hedgehog Nursery sign.

Amenities

There is a woodland trust forestry area around and to the east and west of the property with right of way paths.

Lochore Meadows Country Park (10 miles) has walking and biking trails, adventure playground, loch with watersports, visitor centre, golf course and a café. Glenrothes is served by two railway stations – at Glenrothes with Thornton and at Markinch – which are on the Fife Circle and offer easy commuting to Edinburgh, Dundee and Perth. Glenrothes has excellent shopping, sporting and social facilities and Kirkcaldy also lies nearby.



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Website

<https://www.hedgehogs-nursery.co.uk/>

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.

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 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.

Satellite Navigation

For the benefit of those with satellite navigation the property’s postcode is **KY6 2SF**

Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars. The shipping container is not included.

Council Tax Band

Council Tax Band F

Energy Performance Certificate

[../ZWS EEBS Hedgehogs Nursery Limited MDR 1.0.pdf](#)

Home Report

The property is a business and so does not require a home report to be prepared for it.

Basic Payment Scheme (BPS)

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

Solicitors

Thornton Law, Kinburn Castle, St Andrews, KY16 9DR. Contact: Audrey Dishington. Tel: 01334 659961

Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

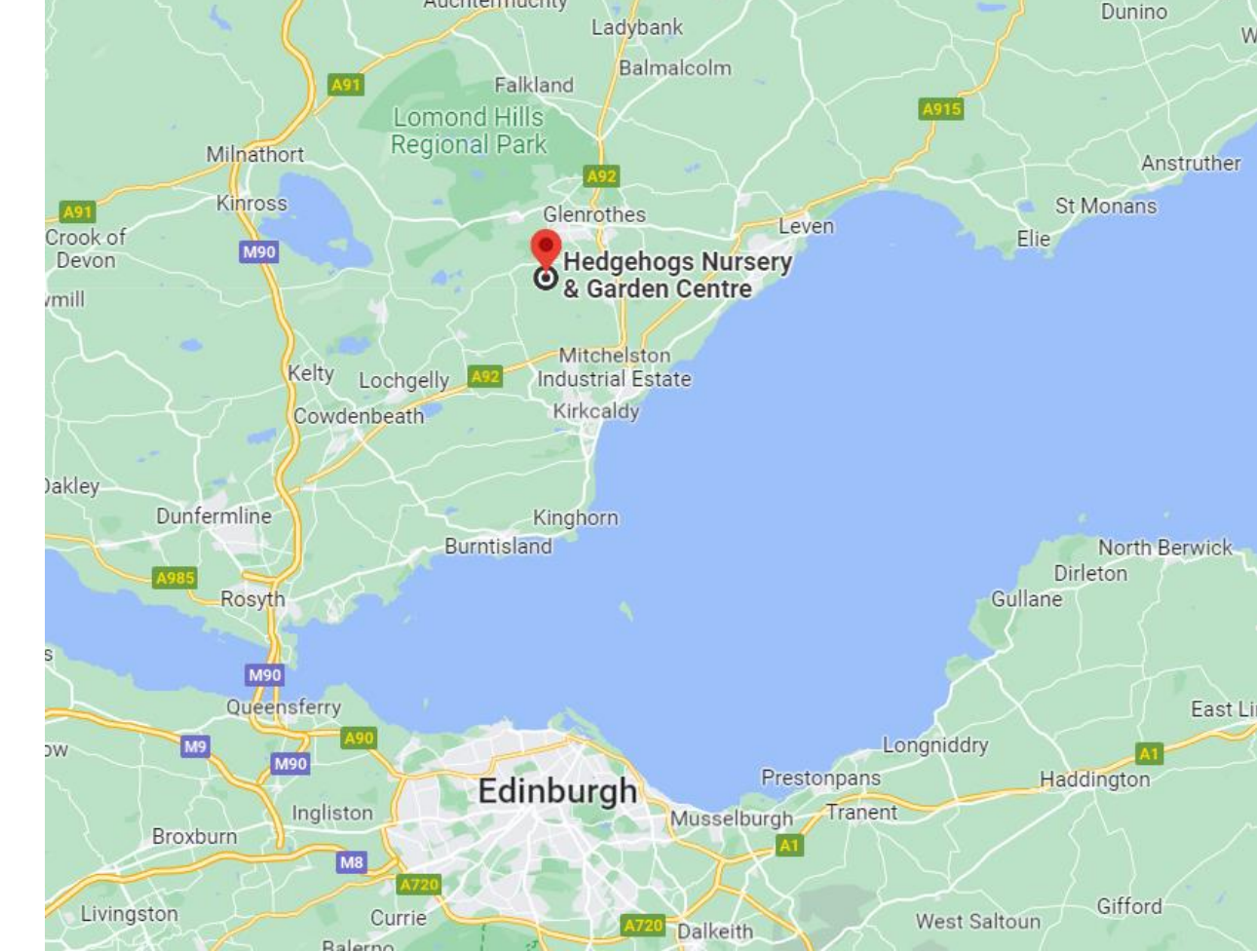
Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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