

Meadow Field Cottage, Burntisland, Fife, KY3 0LD

**3.45 Acres of land suitable for Log Houses, Mobile Homes or a Caravan Site
or as Strategic Mainstream Housing Development Land**



Meadowfield Cottage, Burntisland, Fife, KY3 0LD

Burntisland Railway Station 1m, Kirkcaldy 6m, Dunfermline 12m, Glenrothes 13m, Edinburgh 22m, Glasgow 48m

Attractive 3.45 acres of pasture land with amazing views over Burntisland and the Forth.

For sale subject to the purchaser securing planning consent for say four or five log houses with one being occupied 24/7 all year round by a manager and the other being rented out or a caravan park.

Alternatively planning consent could be given for retirement villages or mainstream housing. The land is zoned in the Fife Local Plan as open countryside so there would be a presumption against mainstream housing at least in the short term, but any purchaser could make representations for Fife Council to have the land zoned for mainstream housing.

Lot 1 – 1.20ac - Offers Over £75,000

Subject to purchasers securing planning permission for log houses or camping pods.

Lot 2 – 1.02ac - Offers Over £70,000

Subject to purchasers securing planning permission for log houses or camping pods.

Lot 3 – 1.23ac - Offers Over £80,000

Subject to purchasers securing planning permission for log houses or camping pods.



View from the road (A909)

Boomin

OnTheMarket

Zoopla

rightmove.co.uk
The UK's number one property website

PrimeLocation

RICS

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

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

Strategic Land

Scope for mainstream housing

The 4.6 acres lies right into the north edge of Burntisland. The land to the east has been developed. The disused distillery land to the south west has been zoned for housing.

The Meadowend farm to the west of that has been developed.

The land to the north of the site for sale is too steep to develop and is covered in trees and bushes so it is a defendable boundary which will never be developed. A housing company could purchase an option to secure planning consent for housing on the land for sale e.g. pay 50,000 for a ten year option.

Burntisland is a perfect place for a holiday let air B & B tourism destination. The sites for sale have excellent pedestrian connectivity to plenty of bars and services within the village.

There are golf courses at Kinghorn (2.7m), Aberdour (3m), Dunfermline (11m), Leven, Ellie and the 7 courses near St. Andrews. There is a main line railway station with excellent connections to Kirkcaldy Edinburgh and excellent road links. There are great beaches at Burntisland (1m), Kinghorn (3m), Aberdour and Leven and the East Neuk is within easy driving distance. Dunnikier, Kirkcaldy and Dunfermline have multiplex theatres bowling and excellent sporting facilities.

Caravan Parks are as follows:

- St Andrews Holiday Park (1m south-east of St. Andrews).
- Cairnsmill Caravan Park (1m south-west of St. Andrews).
- Stewarts Caravan Park (5m south of St. Andrews).
- Pettycur Bay (2m west of Burntisland).
- Sandhills Caravan Park (Kinghorn).
- Kinghorn Harbour Caravan Park.





View to the south east from the land



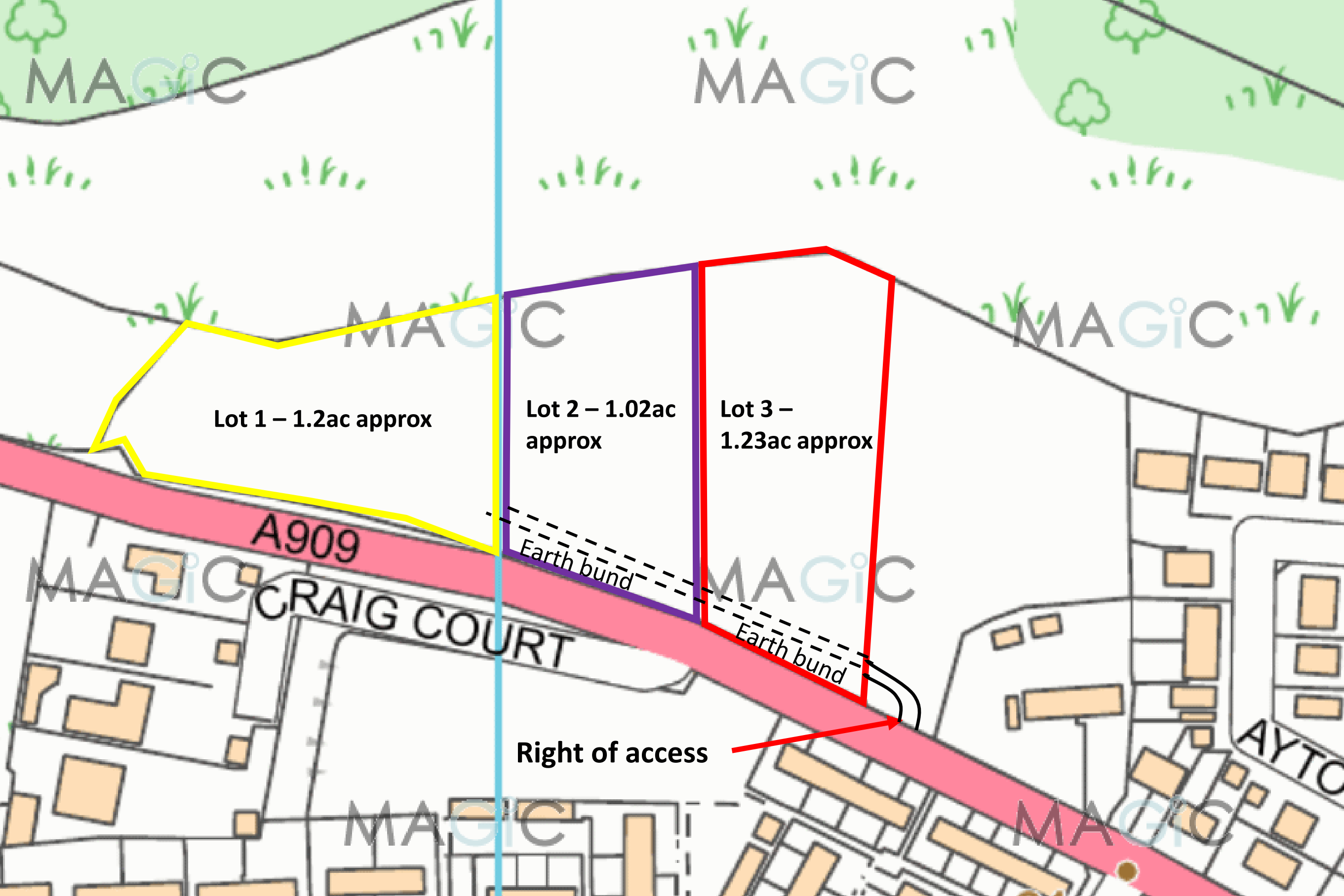
View to the south over the public park



View southward towards Edinburgh



View to the south west



Lot 1 – 1.2ac approx

Lot 2 – 1.02ac approx

Lot 3 – 1.23ac approx

A909

CRAIG COURT

Earth bund

Earth bund

Right of access

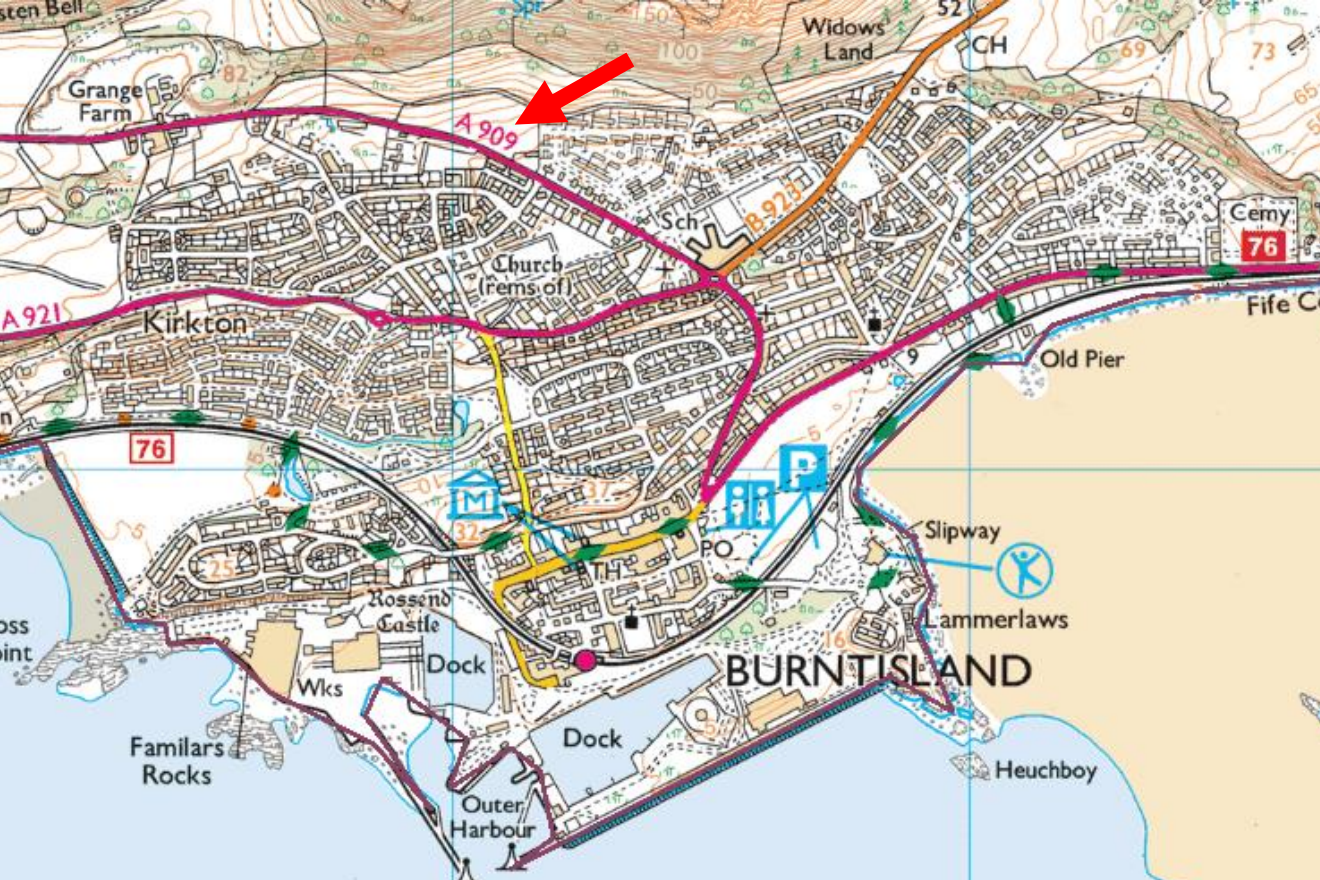
AYTC

Example of a Log House which may secure planning consent within the open countryside setting

These are photographs of a Latvian log house which has been imported and built at Eastfield farm. This is two log houses. With the larger house being occupied by the owner full time on the basis that the second smaller house is rented out on a weekly or air b + b basis. The log houses were made in Latvia and shipped to Britain on lorries and reassembled in a week. The land for sale is zoned in the Fife Local Plan as open countryside like the Caldercruix land and as such would likely secure planning consent for a managers house which could be occupied on a full time basis. If you also applied for three other log houses as well or maybe two log houses and some pods for rental. It has to be a business and the planners would normally put a condition on the houses for rental that they can't be occupied by one family for more than 4 months in the year or something similar. McCrae & McCrae Ltd secured planning permission on a block of land north west of Culross. Reference number 13/02182/PPP. The land was zoned as open countryside. Other log house development sites examples are as follows:

- South of Dollar, Clacks and is on the open market for sale. http://www.hendersonroche.com/fulldetails.vbhtml?property-for-sale&taw1001182&devon-road_dollar_fk147lx





(c) Crown Copyright and database rights 2020. Ordnance Survey 100022861.



(c) Crown Copyright and database rights 2020. Ordnance Survey 100022861.

Directions

From Dunfermline

Take the A907 past East End Park where you will continue onto the Halbeath Road. At the roundabout by Asda take the 2nd exit and stay on the Halbeath Road. Take the 2nd on the next roundabout which is by the Fife College. At the Halbeath junction take the 2nd exit onto the A92. Continue into Crossgates and head straight through on the B925 where you will take the 3rd exit on the roundabout at Mossmorran. Continue on the A909 where you will reach Burntisland and take a left onto Fleming Way and take another left into Aytoun Crescent.

From Kirkcaldy

Exit Kirkcaldy via the A921 (S). Turn left onto Kinghorn Road. Continue on the A921 and then take a slight right onto the B923. Continue on the B923 straight into Burntisland where you will take the 2nd exit at the roundabout onto the A909. Finally take a right into Fleming Way and take a quick left into Aytoun Crescent.

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 **KY3 0LD**

Entry & Possession

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

Basic Payment Scheme (BPS)

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

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 Ltd, 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 Ltd 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.



Copyright Google maps

