



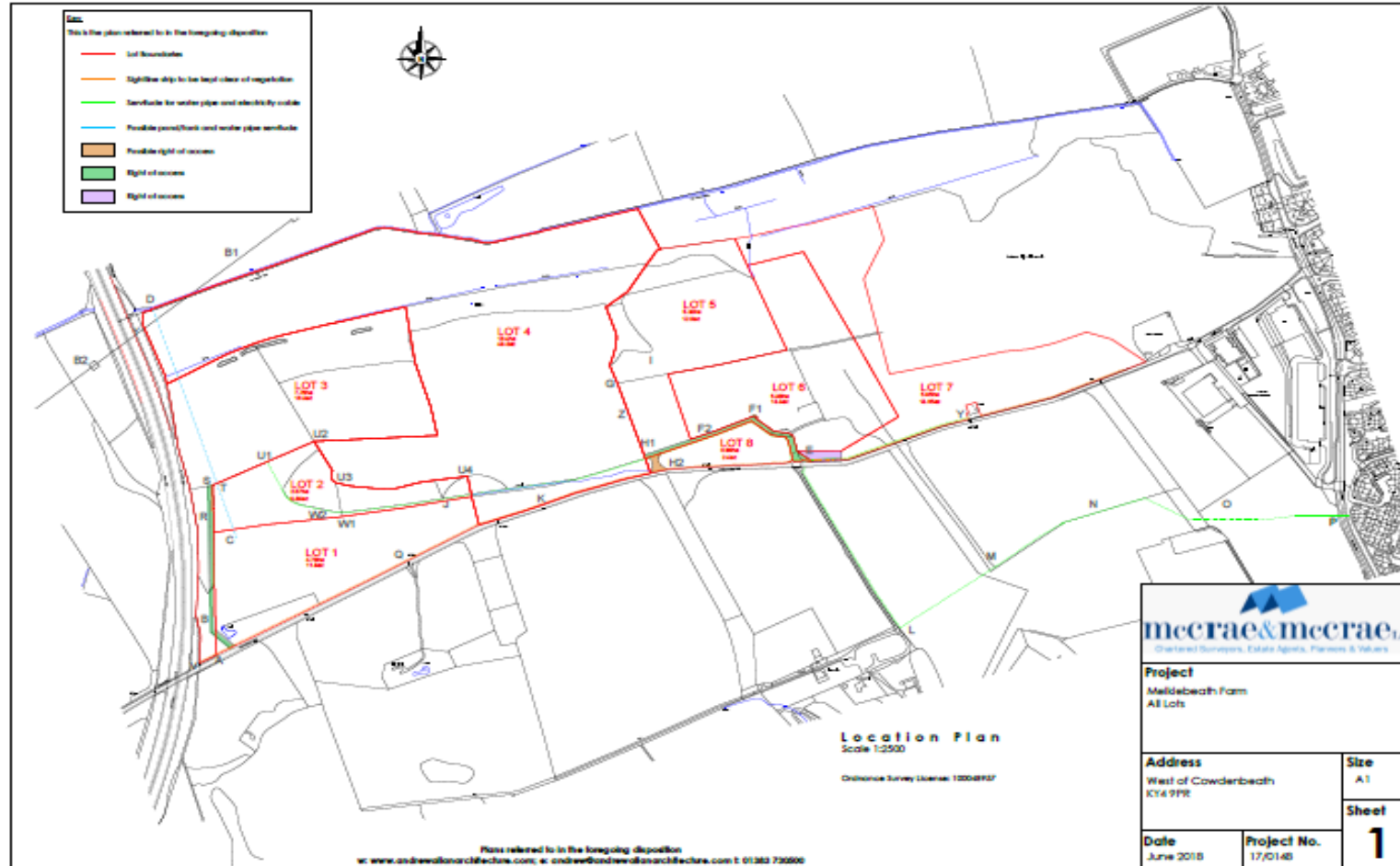
**Lot 7 (13.95 ac) of premium grazing land & Lot 8 (1.86 ac)
of woodland (total 15.81 acres) at Meiklebeath Farm,
West of Cowdenbeath, KY4 9PR**

Meiklebeath Farm, Cowdenbeath, Fife KY4 9PR

Lot 7 (13.95 ac) & Lot 8 (1.86 ac), totalling 15.81 ac

for sale as an equestrian unit at a fixed price £57,000 as a whole or is available to purchase in lots.

Cowdenbeath 1m, Dunfermline 4m, Kirkcaldy 11m, Edinburgh 20m, Perth 26m.



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



Key
This is the plan referred to in the foregoing disposition

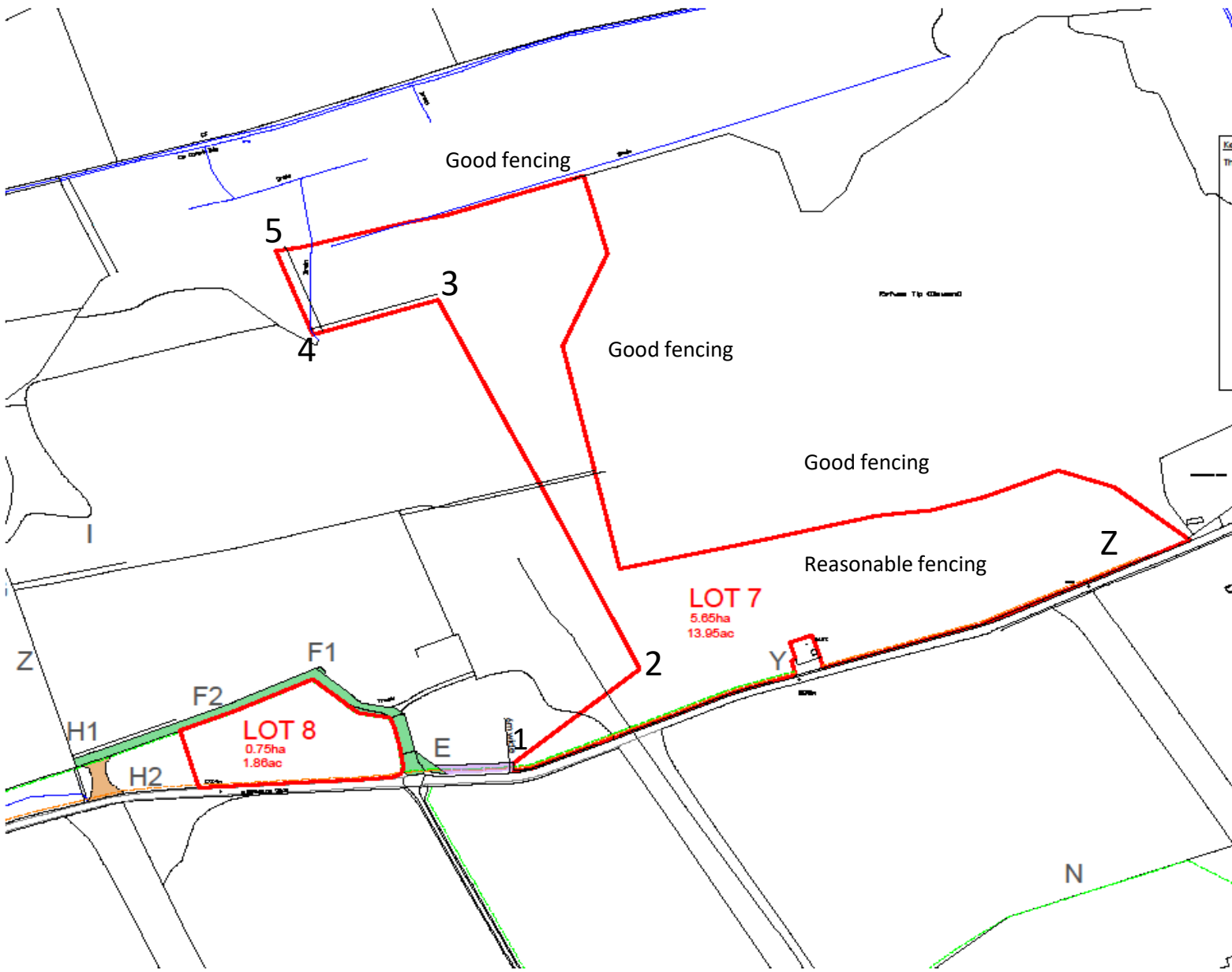
- Lot Boundaries
- Sightline strip to be kept clear of vegetation
- Servitude for water pipe and electricity cable
- Possible pond/tank and water pipe servitude
- Possible right of access
- Right of access
- Right of access

Good fencing

Good fencing

Good fencing

Reasonable fencing



LOT 7
5.65ha
13.95ac

LOT 8
0.75ha
1.86ac

Location Plan
Scale 1:2500

Ordnance Survey License: 100048957



Project
Meiklebeath Farm
Lot 7 and Lot 8

Address
West of Cowdenbeath
KY4 9PR

Size
A3

Date
August 2018

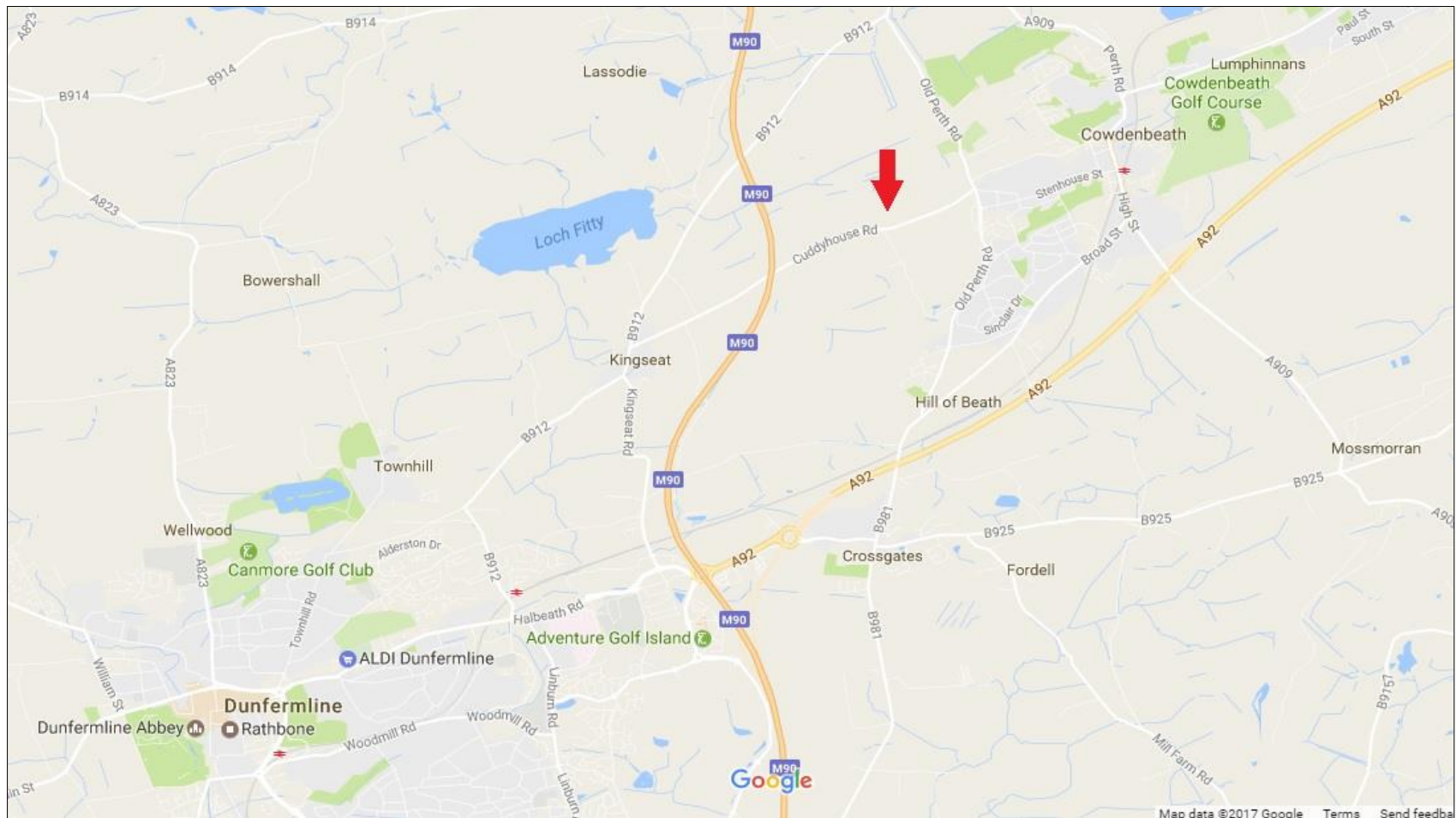
Project No.
17/0148

Sheet
7

DIRECTIONS

Lots 7 & 8 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. Proceed 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 land is on the left just after the wind turbine and the bridge over the motorway. Lot 8 is clad with trees opposite the Dalbeath Farm Road end. Lot 7 lies either side of the telecom tower just before west of Cowdenbeath.



DESCRIPTION

The land for sale is Lot 7 (13.95 ac) of premium grazing land & Lot 8 (1.86 ac) of woodland totalling 15.81 acres. The land sits just north of the Cuddyhouse Road and west of Cowdenbeath. Lot 7 is classified as grade 3(1) land by the Macaulay Institute. It has been down to pasture for many years but is arable. It has attractive views to the south and north. Its oddly shaped as the purchaser of Lot 6 wanted specific area of land. Please note the communications mast is excluded from the sale. The lands can be sold as a whole or in lots.

DATE OF ENTRY

Ideally within 4 weeks.

FENCING

The purchaser of Lot 7 will pay 50% of the cost of fencing off the north west and westerly boundaries with Lot 6, 5, 4, 3, 2, & 1. Either 3 inch stobs with 7 wires (with no rylock) or post + rail fencing. The purchaser will pay 100% cost of a new fence eastwards from E to I in lot 7 if they want to take advantage of the right of access in purple. The road side and the purchaser of Lot 8 will have to pay 50% of the cost of fencing of the west end with Lot 5 and a share of many other fencing needed. Future maintenance will be on a 50/50 basis.

ACCESS ROAD

Lot 7 can be accessed off access E or off a new access. One at the East end of Lot 7 inside the 30mph sign would likely be feasible at point Z.

Existing access E will be used into the future. This 4m wide track will be the main access for lots 5, 6+8 into their lands. The

purchasers of lots 6, 7 +8 will only have to contribute to the cost of the road installation for the length they are going to use.

The owners of Lot 7 will have a right of access east of point E but will have to install a road E-I and fence it on the northside with the same specification as above and pay the owner of Lot 6 £4000/ac for the right of access area if they want to use the purple access E-1. The owners of lot 8 will have a right of access into lot 8 via E-F1 but will have to share the cost of installation and maintenance on a user basis.

Visibility Splays East and West of points K Q south of H and E.

a) Bellmouth E

It is proposed that the bellmouth at E be widened the full width of the fenced off area and that the visibility splays are improved by moving the fences back to create visibility splays of 4m x 210m to the west of junction E e.g. Move the fence back 4m to the west of junction E all the way to the proposed new junction H2 and that the vegetation is cut regularly at the joint expense of the future owners of Lots 4, 5, 6+8 as per usage. A similar requirement to share the cost of cutting vegetation east of E is to be shared as per user.

If fences need to be moved back a cost of £2000/acre will have to be paid to the owners of lots 5, 6+7 if additional lands are sterilised. A 6 metre wide road east of Access E will be sterilised already (purple on plan) so no sterilisation will be relevant over this 6m wide area.

WATER SUPPLY

It is preferred that the purchaser of Lot 7 install a new water supply at the the east end themselves. Lot 8 can tap into the existing water supply from Dalbeath Farm. The private pipe extends across Dalbeath Farm as per the disposition plan P-O-N-M-L-E and enters Meiklebeath Farm at Point E. The land register No 5 attached confirms “the servitude right to use, maintain, repair and renew said water pipe” if there are any water troughs. The burden details on the annexed Land Register Title FFE45831.

Just south of point F1 on the plan (within the wooded area of Lot 5) there is a toby which allows it to be turned off.

If all eight lots are to use this supply it is suggested that a new 350mm pipe be installed. The cost of installing this would have to be agreed between those that wish to tap into it.

The cost of installing and maintaining this upgraded pipe will be shared as per length user eg.

Each person with a trough will be obliged to install a meter and maintenance will be as per user.

ELECTRICITY SUPPLY

The cost of connecting into the mains electricity supply has not been established yet but it is thought that the box west of point E or the transformer at the telecom mast two hundred yards further east (point Y in 6T7) which will provide a source of mains electricity for Lots 7 & 8.

Lots 1 to 8 will therefore pay a share of the electric connection and new buried electric line if they wish to tap into the main.



Plot 7 facing east from Lot 6 (mast excluded from sale)

INTERESTED PARTIES

There is a good market for smallish blocks of equestrian land in the area. These two lots fit into that category. Interested parties could offer for parts of lots as well. Just look at the land and arrange a meeting with Rod McCrae of McCrae & McCrae to discuss further. If it's smaller than the lots shown the sellers legal costs may have to be paid by the purchaser.

POSSIBLE PLANNING CONSENT FOR STABLES/ KENNELS+ MOBILE HOME/ HOUSE

If a purchaser bought the whole 15.81 acres, prospective purchasers would stand a chance of securing planning consent for a house if they were to build 20 stables and an outdoor arena and have a caravan on the lands for two years, while running a viable equestrian or kennel business. Several planning consents have been given for this 'housing in the countryside' in the area. Recently the local council planners have not imposed a long term business occupancy condition requiring the business to continue after the house is built due to EEC Law.

SUBSIDIES

No single farm payment or entitlements are included in the sale.

The sellers will pay for GPS measuring to peg out the boundaries. The offerors purchase subject to securing planning consent in principle.

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. Email: info@mccraemccrae.co.uk Tel. 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends).



**Access road E
Lot 8 trees on left**

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.