



**Old Lathalmond,
By Dunfermline, Fife, KY12 0SD**

Derelict house plot for sale at Lathalmond Farm, By Dunfermline, Fife, KY12 0SD

With about half an acre of garden land.

Dunfermline 2.5m, Kelty J4 M90 2.5m, Saline 3m, Kinross 13m, Edinburgh 18m, Glasgow 43m

Offers over £90,000, subject to planning consent.

Requires around £26,000 for mains electric and water, unless a generator and the existing private water supply are used.

SITUATION

The plot for sale is a derelict cottage of around 150sq metres and a half acre garden set in a very secluded setting. It is just 2.5 miles north of Dunfermline. The plot's situation provides easy commuting to Dunfermline or Edinburgh via the M90 at Kelty.

SCHOOLS AND AMENITIES

From an amenity point of view the plot is very well situated. Local services and primary schooling are nearby in Saline (2m) while Dunfermline (2.5m) offers a wide range of shops, leisure and sporting facilities and secondary schooling. The M90 motorway is 2.5 miles away affording easy access to the city of Edinburgh (18m) via the Queensferry Crossing.

SERVICES

Mains water and electricity are located near the lodge house which sits at the entrance to the Lathalmond Farm driveway (south). Alternatively there is a private water supply and tank. Drainage would be to a private septic tank with a soakaway. There is a private water tank which is used to serve about four farms with water and we think it will be much cheaper to secure an electricity connection and install electric cables and possibly mains water in a trench dug by the seller.




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



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



THE RUIN

The cottage extends about 25 metres x 6 metres (150sq m) and is reasonably complete to wall head height. The ruin used to be three cottages measuring 40 yards x 6 yards.

ROAD ACCESS

The road access is shared with Lathalmond Farm for the first 500 yards, then turn left and proceed uphill for another 500 yards and the cottage sits at the end of the track. A four-wheel drive car would be desirable.

THE SALE, SUBJECT TO PLANNING

It is anticipated that the purchasers will purchase the house plot subject to them securing planning consent through McCrae and McCrae Ltd who will liaise with Fife Council planners. The purchasers can appoint an architect but it is recommended that they use Ed Dalton who secured planning consent for a house on a similar ruin located about half a mile to the south west of Old

Lathalmond called Hillhead. Fife Council will likely consent the ruined cottage to be renovated on one floor with one or two modest extensions to the rear eg 50% increase in footprint. Plans would have to be agreed before being submitted.

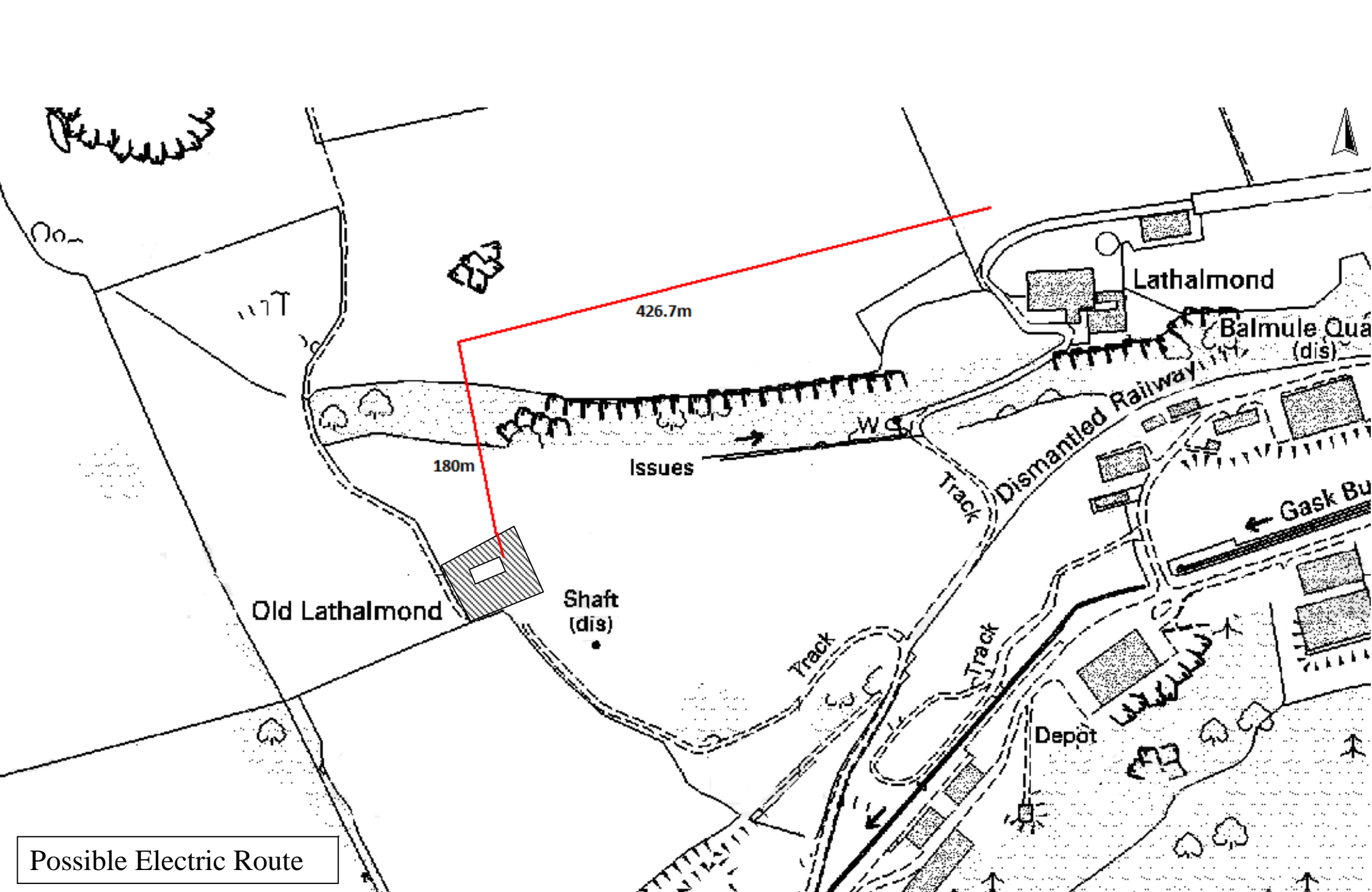
DEPOSIT

A £4000 deposit is sought. It would be refundable if planning permission was not secured.

ADJACENT FIELDS

There are fields to the west of the property and a field to the east and north of the property. The field to the east and north of the property had inert material like Type 1 and stone tipped upon it. This was not a rubbish tip and its operation and reinstatement was supervised by SEPA. No material was tipped at the cottage as the levels have not changed but a small amount of tipping may have taken place on part of the half acre of garden land.





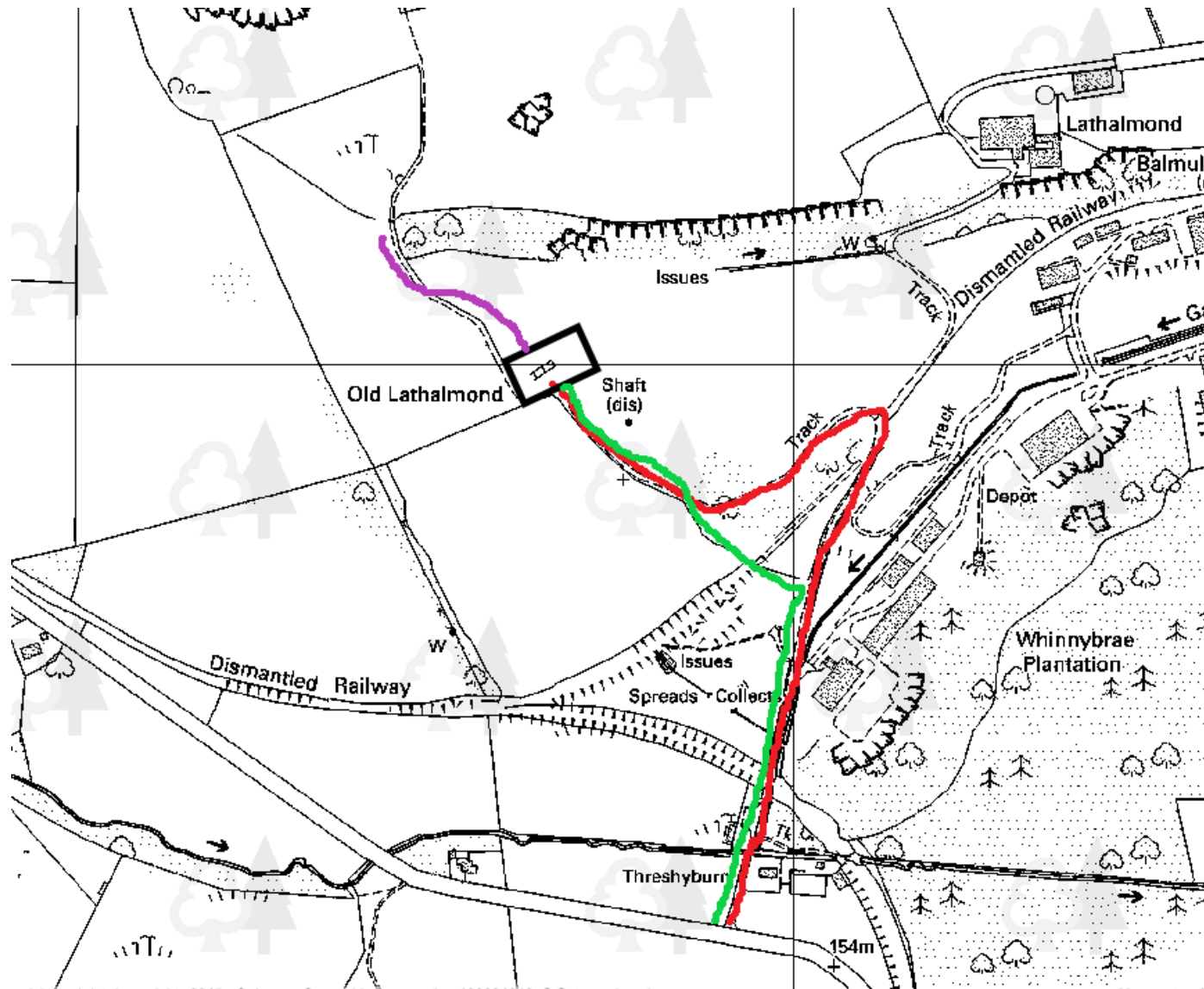
Possible Electric Route

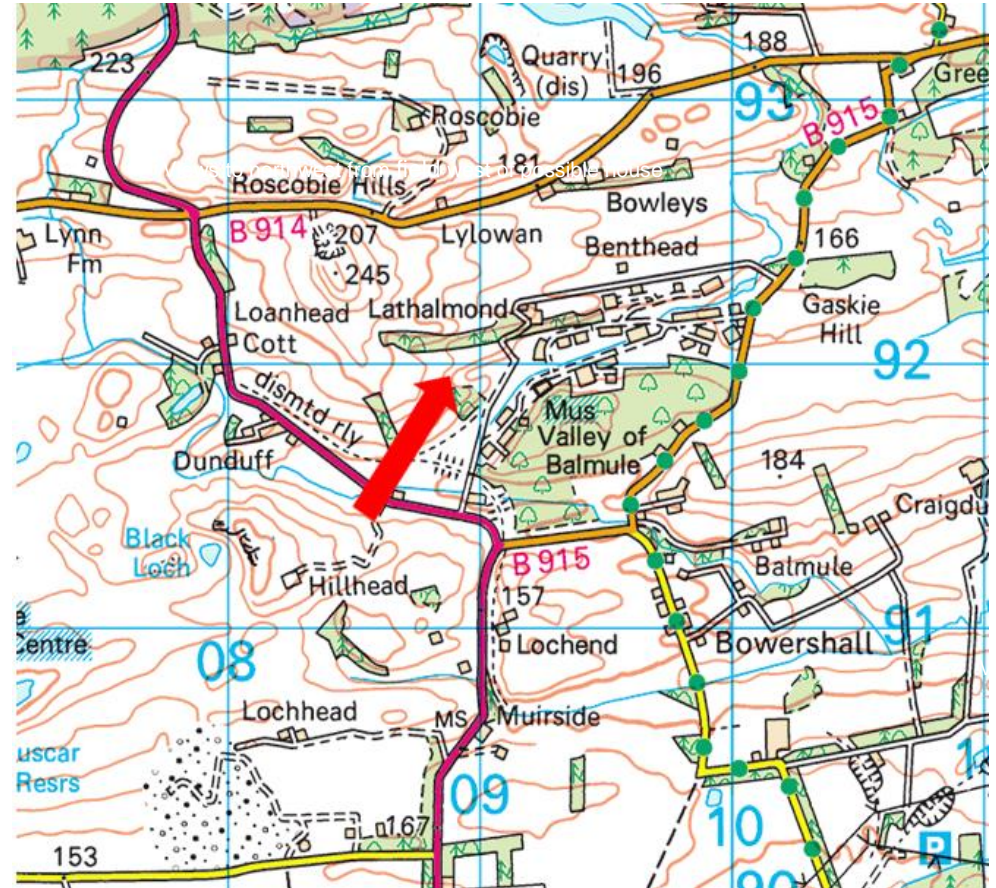
Key:

Possible route of electricity and water supply

Access road

Private water supply





DIRECTIONS FROM QUEENSFERRY CROSSING

Head North on the M90 turn left at junction 4 and turn left again on the B914 towards Dollar. Continue following the road towards Dunfermline. Turn left on the B915 past the Lathalmond bus museum and sharp right just after Balmule farm. At the T-junction under the old railway bridge turn right heading for Crieff A823. After only about 200m after the bend take the first right up the farm road. Continue for about 500 yards take the left fork, turn left at the gate.

DIRECTIONS FROM CLACKMANNANSHIRE BRIDGE

Cross over the Clackmannanshire Bridge, follow the road and go left at the first roundabout. At the second one, soon after, go right and take the 4th exit towards Dunfermline A907. Follow this road for about 5 miles. Once heading through Comrie turn left for Saline before reaching Oakley. Once you reach the T-Junction on the main street of Saline, turn right up the hill. Continue on this road for about 3.5 miles until you reach a crossroads, turn right here. After a long straight section on this new road take a left turn up the farm track with a red roofed white house near the road. After 500 yards turn left up the hill at the gates.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise and purchasers will be deemed to have satisfied themselves in all respects thereof.

LOCAL AUTHORITY PLANNING CONSENT

Fife Council Enterprise, Planning and Protective Services, Kingdom House, Kingdom Avenue, Glenrothes, KY7 5LY Tel: 0845 1551122

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), Fax: 01383 621180.

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 there from. 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

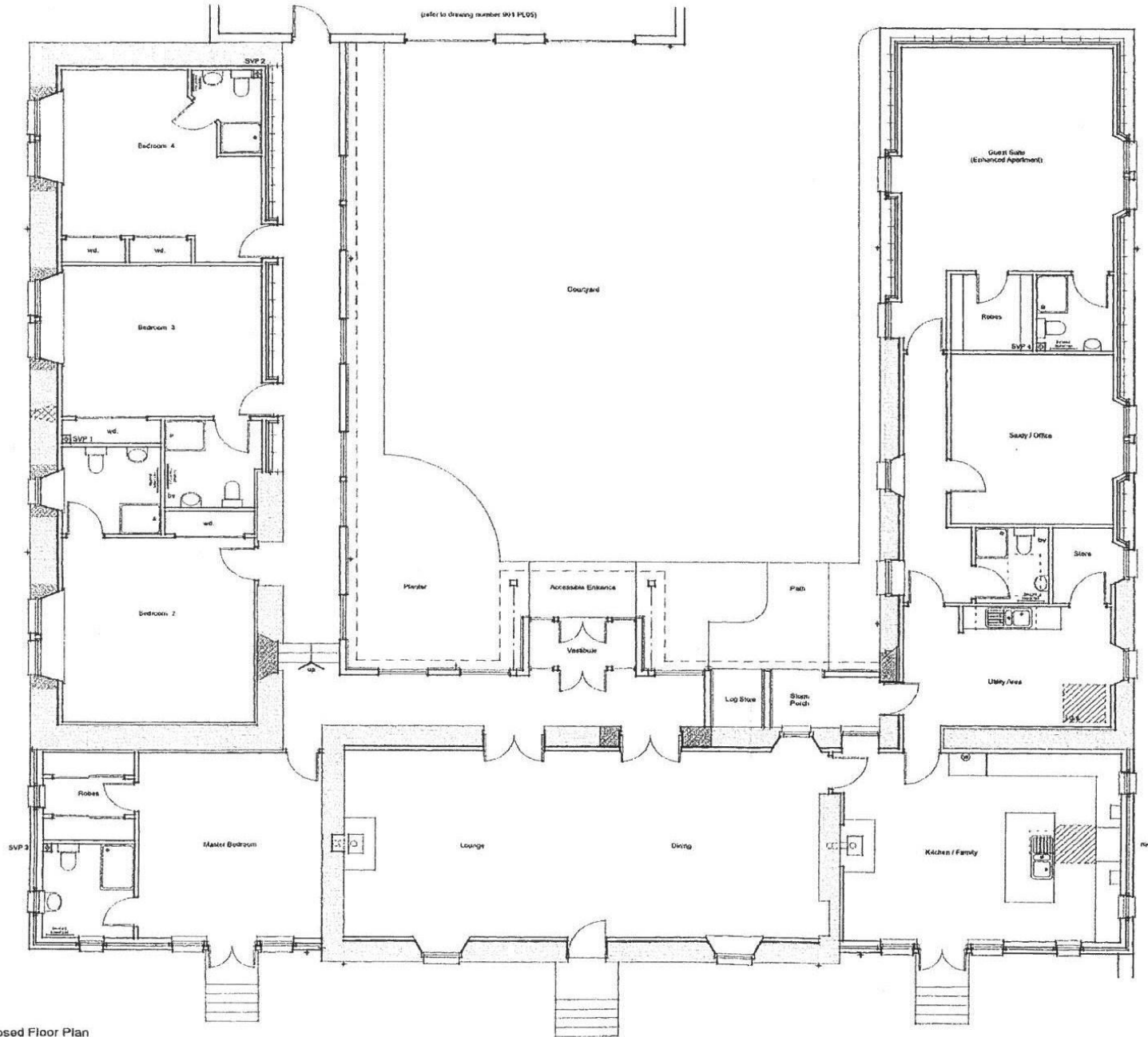
Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.

IMPORTANT NOTES

- 1 These particulars are intended to give a fair and overall description of the land. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice.
- 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the land. Nothing within the particulars shall be deemed to be a statement as to the condition of the land.
- 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995.



Possible House Layout: This example is much bigger than Old Lathalmond with the existing house along the south edge, with a corridor along the north of it and two wings off it. We are asking a planning consultant to verify the percentage increase allowed, eg, 150% or 200%.



FIFE COUNCIL
DEVELOPMENT SERVICES
TOWN & COUNTRY PLANNING & ARCHITECTURAL ACT 1977

PLANS RECEIVED 13 MAY 2010

APPLICATION NO 10/01406/FWC-05

E. Dalton
Design
&
Construction Services

Kilmory, Crombie Point, Crombie,
by Dundfermline, KY12 6LQ
Tel: 01383 882382

Project
Proposed Re-instatement of Existing Dwelling
at 10thwood Farm
by Dundfermline
for Mr D. Morgan
PROPOSED FLOOR PLANS - SHEET 1

Drawn by CGM	Date 11.03.10	Scale A1 - 1:50 A3 - 1:100	Drawing No. 901 PL03
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Proposed Floor Plan

HOUSE BUILDERS

Ed Dalton
Pittencrieff LLP & E. Dalton Design &
Construction Services
Kilmory
Crombie Point
Dunfermline
KY12 8LQ
tel : 01383 882382
mob : 07843 627938
e-mail : ed.dalton@pittencrieff.com
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Perth PH2 8PF

Gradual Peak Ltd
Cupar Road
Pitscottie
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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