

3 Daly Gardens, Woodhead, By Culross, Fife, KY12 8EH

House Plot



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Culross 0.6 miles, High Valleyfield shops & school 0.7 miles, Kincardine 5 miles, Dunfermline 7.3 miles, Falkirk 12 miles, Edinburgh 24 miles, Glasgow 32 miles

Newbuild House plot set on the edge of a cluster of newly/partly/almost built houses and with lovely views over open countryside and mature trees to the north.

Large detached 6 bedroom house plot (357sqm) and garage

Proposed accommodation:

- Large reception hall with grand staircase (N)
- Lounge (N)
- Dining room (N)
- Utility room (E)
- Kitchen (S)
- Family room (S)
- 6 bedrooms (2 with ensuites and 1 with dressing room)
- Family bathroom (N)
- Games room on second floor
- **Triple garage with office above (72sqm)**
- **0.2 acre garden**
- Mains water, electricity, gas and drainage adjacent
- Planning consent live

Scope for the purchaser to apply for a smaller house if they would prefer (usually acceptable to Fife Planners).

Fixed Price - £110,000



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

GROUND FLOOR

Entrance Vestibule, Reception Hall, Grand Staircase

(N) 7.0m x 5.2m

Cloakroom, cupboard, WC

Dining room (N, N) 5.0m x 3.3m

Lovely views over Daly Gardens Road and to open fields

Utility room (N) 2.8m x 2.1m

Kitchen/Family room (S, S, S, S, S)

10.8m x 3.4m, 2.1m x 2.1m

3 windows, 2 sets of French doors

Study/Bedroom 6 (S, S, S, S) 4.6m x 2.5m

2 windows, 1 set of French doors. Could be amalgamated
Into the lounge or temporarily screened off from lounge

Lounge (N, N) 6.4m x 5.0m

Large picture windows to the south

FIRST FLOOR

Gallery Balcony Hall 5.2m x 3.8m, 1.9m x 1.5m

Two walk in wall cupboards

Bedroom 1 (N, N, S, S) 9.1m x 5.0m

With bathroom, shower, WC and dressing room

Bedroom 4 (N) 5.2m x 3.1m

Bedroom 2 (N, S) 3.4m x 2.8m

Lovely views to the north over fields

Jack & Jill shower room and WC (E) 2.0m x 2.6m

Bedroom 3 (S, S) 4.35m x 3.4m, 2.25m x 0.6m

Lovely views to the north over fields, built in wardrobe

Family bathroom/shower room (S) 3.4m x 3.35m

Bedroom 5 (S) 3.4m x 2.4m

SECOND FLOOR

Staircase and Landing 4.3m x 3.75m

Velux windows

Games room 7.5m x 5.45m

4 velux windows

The houses measure 15.9 x 9 metres externally on two floors.

Garage 8.1m x 6.2m

The garage will be accessed a proposed driveway off the Woodhead
Farm Road which lies to the north.

Office 6.27m x 3.65m

Dormer windows to the north.

The Garden 0.2 Acres

The main garden with the house and garage measures 32m x 21m.
Extended rear triangle 16.4 x 9.2 metres.



The views to the north



Daly Gardens with mature trees north of plot. The driveway will be off to the right



Daly Gardens junction with Plot 1 on right. Plot 3 is 70 metres to the east.



Plot 4 house first on left. Plot 3 (for sale) beyond it. Plot 1 house beyond it



Views to the north west



Views to the north west



Nearby public park



Local Primary School



The south elevation of Plot 3 will be the same as this



FIFE COUNCIL
DEVELOPMENT SERVICES
TOWN & COUNTRY PLANNING (SCOTLAND) ACT 1997
PLANS RECEIVED 05 AUG 2010
APPLICATION NO. 10/02791 / FULL
CI

Farmland

Culross

B9073

Existing VISIBILITY Splay 6x210

House 1

FFL 56.5

Plot 2

FFL 56.75

Plot 3

FFL 56.75

House 4

FFL 56.75

Garage

House built

Houses presently being built

Plot 3 Daly Gardens, Woodhead
Location Plan
Drg no. 3190-P3-006
1-500 @ A3 Jul 10

Extracted from topographic survey.

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architecture / planning / water planning / graphic design / project management

Material: slate roof

Reconstruction: Double Arched stone detailing

Window colour: smooth render "Blue"

Reconstruction: Double Arched stone base

TIFE COUNCIL
DEVELOPMENT SERVICE

6
01 AUG 2010

10/02791/ FULL

APPLICATION NO

03

Entrance Elevation (North Elevation)

Drive Gable Elevation

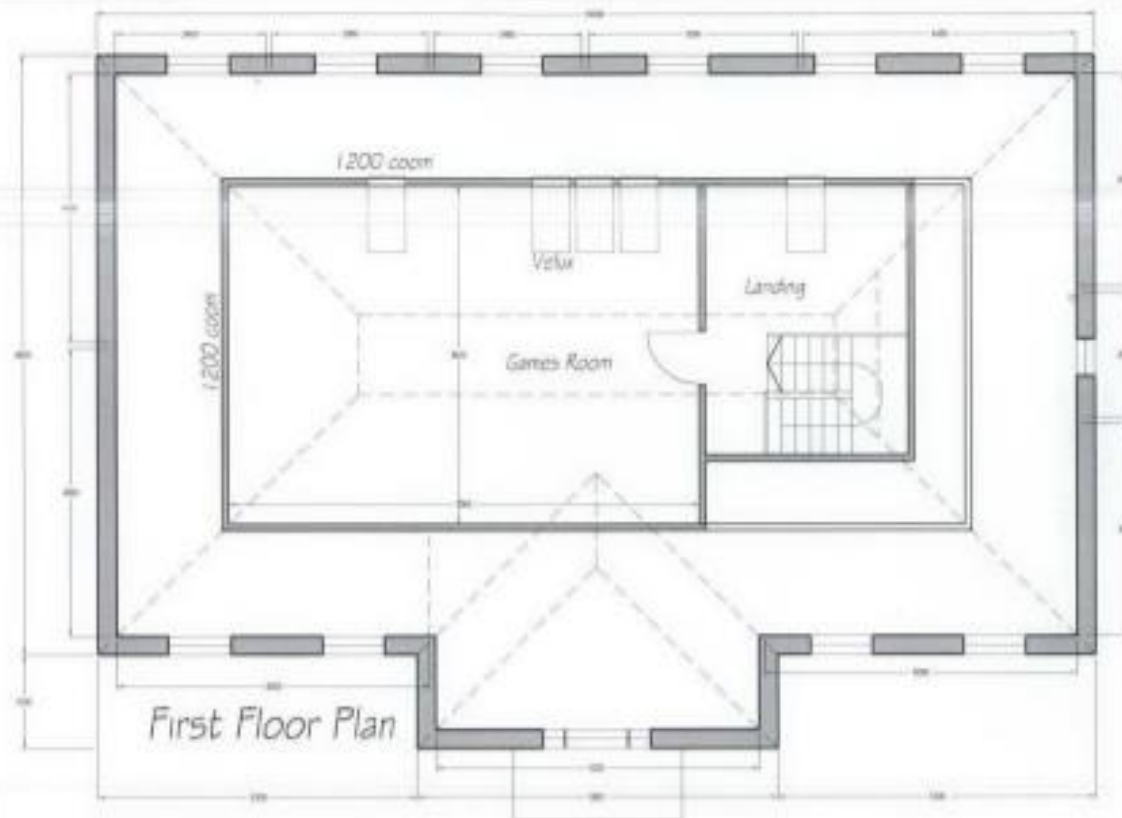
Gable Elevation (East Elevation)

Rear Elevation (South Elevation)

Plot 3 Daly Gardens, Woodhead
Proposed Elevations
Drg no. 3190-P3-001
1-100 @ A3 Jul 10

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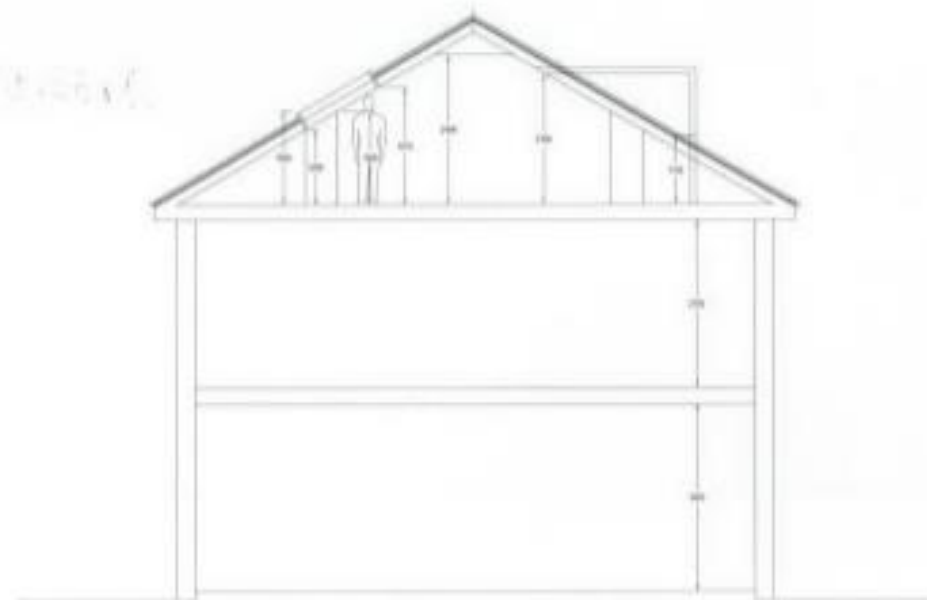
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PLANS RECEIVED 08 AUG 2010
10/02791/ FULL

APPLICATION No. 04



Overall floor area = 357sqm
(Excluding Garage and Office)

Plot 3 Daly Gardens, Woodhead
Proposed Plans and Section
Drg no. 3190-P3-002
1-100 @ A3 Jul 10

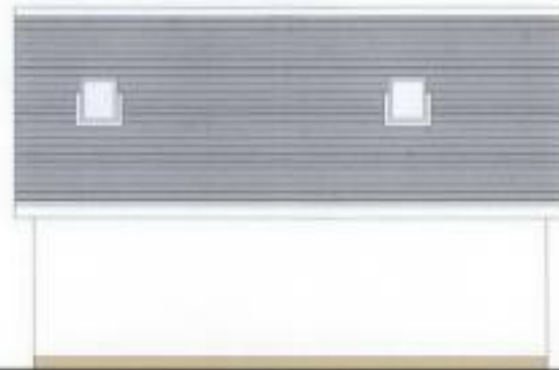
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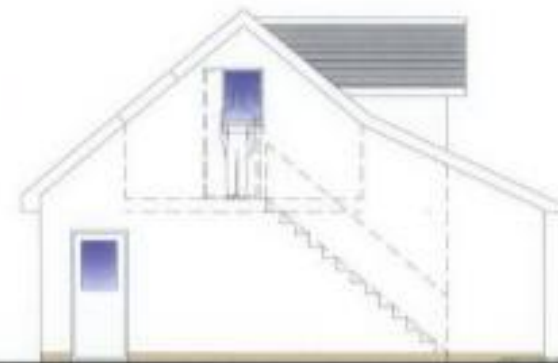
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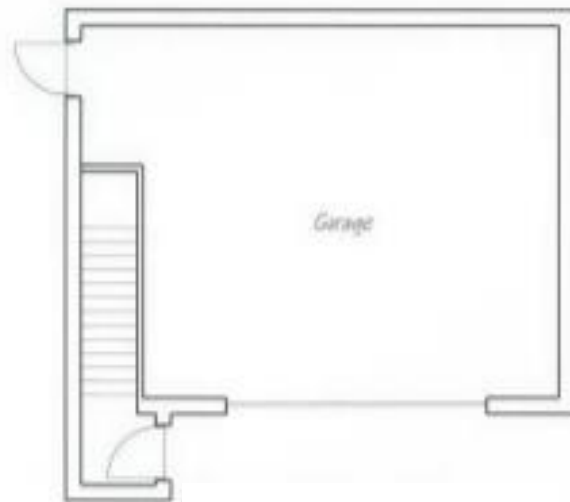
Entrance Elevation (North Elevation)



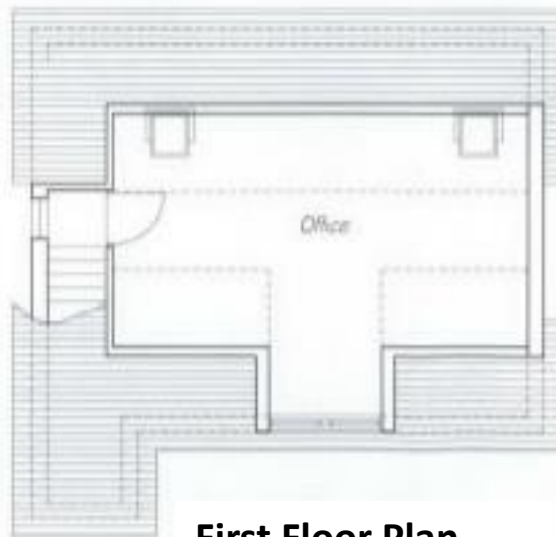
Rear Elevation



Gable Elevation



Ground Floor Plan



First Floor Plan



Section

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PLANS
RECEIVED 06 AUG 2010

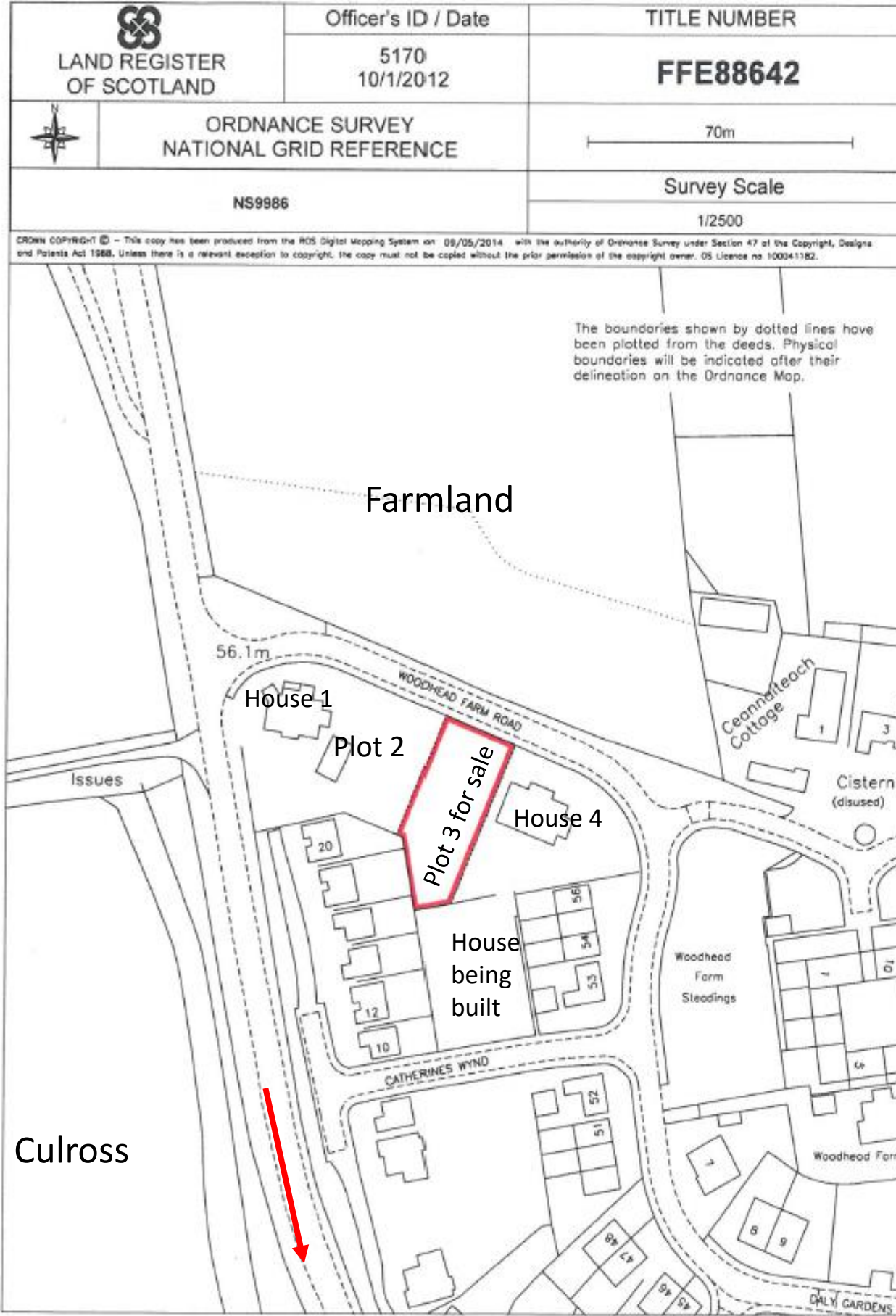
10/02791/ FULL

APPLICATION No. 05

Plot 3 Daly Gardens, Woodhead
Proposed Garage
Drg no. 3190-P3-003
1-100 @ A3 Jul 10

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There are piles of topsoil, subsoil, gravel and a portacabin on site at present. These are materials relating to the development of some houses just to the south of the site. They will be removed in the near future and security fencing will have to be erected around the site for sale with open access from Woodend farm road by the owners of plots 1, 4 and 5. Viewers must arrange appointments to view. Viewers are being asked not to enter the site.

SERVICES AND ADJACENT DEVELOPMENT

The plot is adjacent to mains water, electricity and drainage. The house lying immediately to the west has not been started. The house to the east (No4) has almost been completed (see photo below and photos page 2 & 6)

PLANNING CONSENT

The planning consent is “live” as the build of the adjacent houses were started by a builder years ago. A purchaser could revert back into the planning process and secure planning consent from Fife Council Planning Department for a smaller house if they so wished.



LOCATION

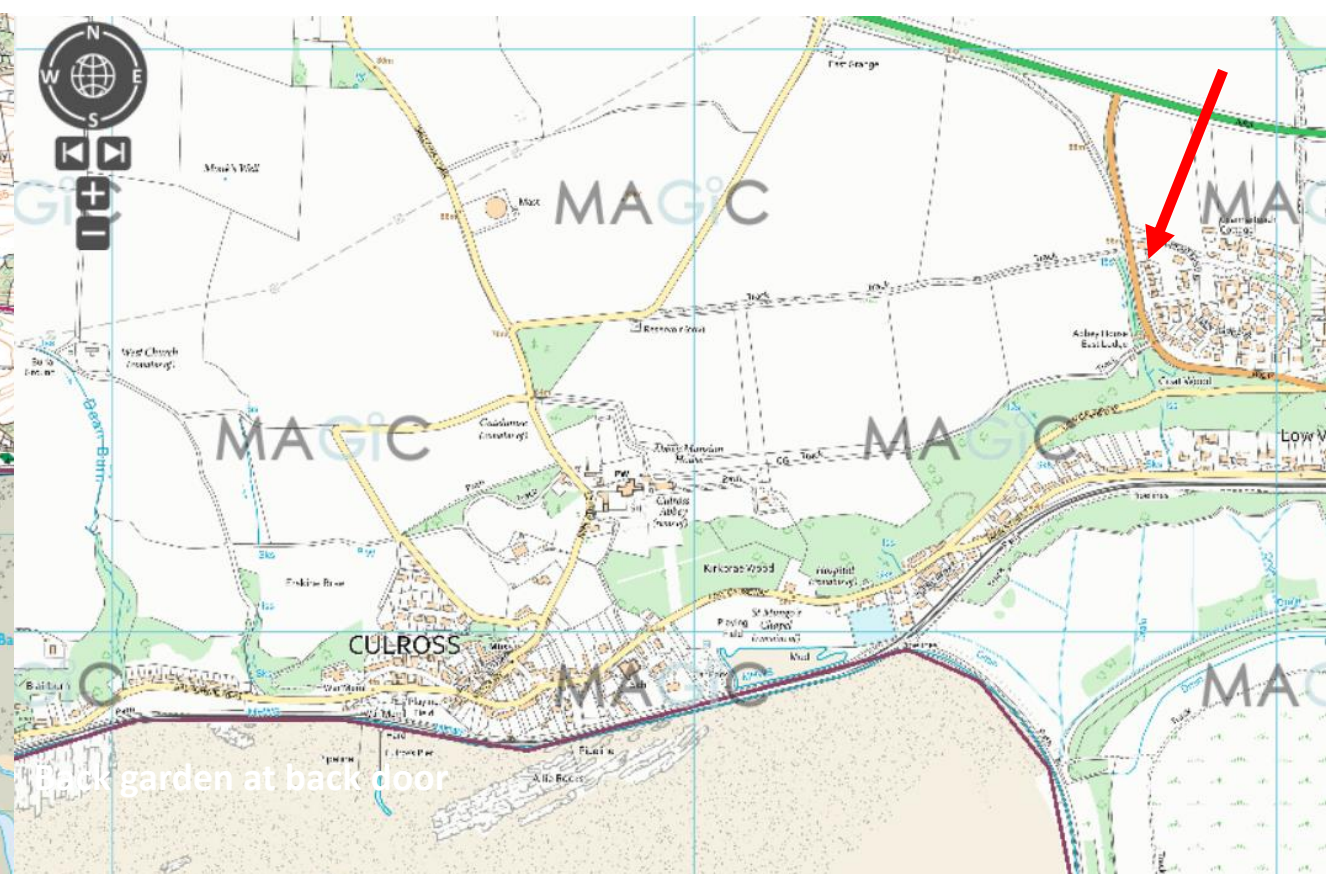
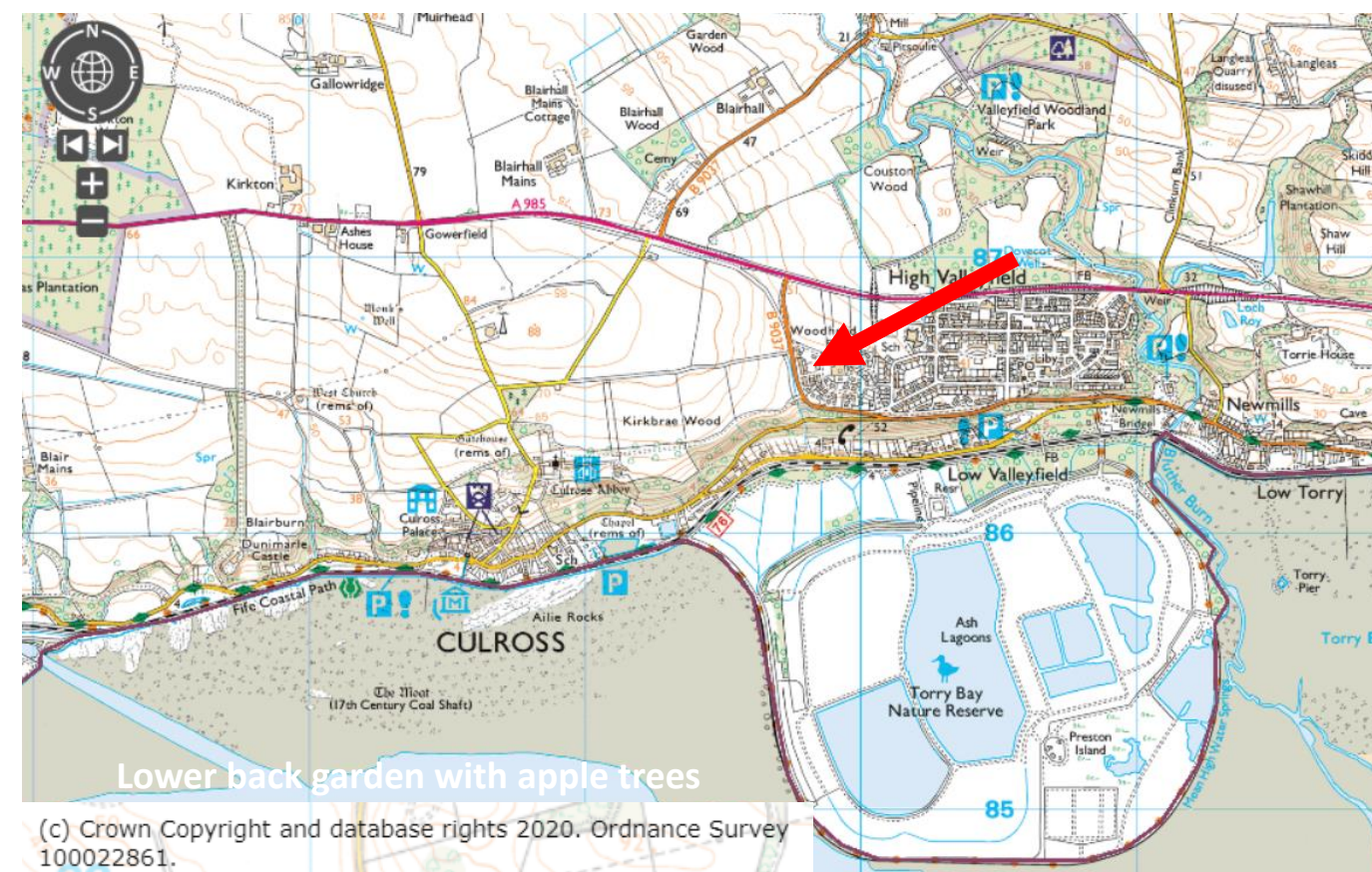
The house plot sits on the north west edge of an attractive prestigious housing estate of 56 houses in the grounds of Woodhead Farm. With farmland to the north of it. There is a large park within walking distance with an all weather football pitch and swings.

The historic Port of Culross with its attractive Abbey and Red Lion Hotel Bar is 0.6 and 0.82 miles to the south west respectively.

It is adjacent to a quiet unclassified public road set well back from the B9037 road to High Valleyfield and Culross. High Valleyfield shops, Doctor's Surgery and Primary School are 0.7 of a mile away with an excellent bus service. There are lovely local footpath walks with elevated views to the Firth of Forth. The Forth River cycle path is a quarter mile away.

Dunfermline lies 7.3 miles away providing excellent secondary schooling, excellent cultural, social and sporting facilities.

The M90 Park & Ride is 9.7 miles away with the Inverkeithing Rail Station half a mile further on. Edinburgh is 24 miles away with Glasgow 32 miles away via Kincardine.



DIRECTIONS

From Edinburgh:

Take the M90 over the Forth Bridge. Exit the M90 at Junction 1b. Turn left to Rosyth. At the second set of lights turn right (not straight on to the Europort). At the next roundabout take 2nd left and next right to the A985. Turn left towards Kincardine. Proceed on the A985 for 4.2 miles. At roundabout take the second left for 2.7 miles still on the A985. Turn left onto B9037. Proceed for 90 metres and turn first left into Woodhead Farm Road/Daly Gardens. The plot sits on the right after 70 metres just before the second house on the right.

VIEWING

Viewing is by appointment through McCrae & McCrae Ltd. Unfortunately a local builder has tipped subsoil and is storing gravel on the land currently.

FACILITIES

There are lots of rights of way around Woodhead in all directions. The local park is 350 metres to the east of the house plot by foot with the Primary School just beyond that. The school is 0.6 miles away by road. Upper Valleyfield shops, post office, chemist and library being 0.7 miles away. Culross Abbey is 0.6 miles away with the Red Lion Inn 0.24 miles further down the hill. Torry Bay Nature Reserve is 0.7 miles to the house with the Forth cycle path which extends from Kincardine to Crail to St Andrews.

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.

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. The tarred roads are being retained by the sellers. Future maintenance will be on a user basis.

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 Ltd 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.



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Claymore Homes Ltd
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Mintlaw
AB42 5BP
01779 821115

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/sell it.

TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland
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www.dan-wood.co.uk

Rob Roy Homes (Crieff) Ltd
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Perthshire
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www.robroyhomes.co.uk

Scotframe Timber Engineering Limited
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