



**THE LOST GARDEN HOUSE PLOT, 5 PRESTON CRESCENT, INVERKEITHING,
FIFE, KY11 1DR**

THE LOST GARDEN HOUSE PLOT, 5 PRESTON CRESCENT, INVERKEITHING, FIFE, KY11 1DR

Inverkeithing Rail Station 0.5 mi, Dunfermline 5 mi, Edinburgh 14 mi, Perth 30 mi, Glasgow 46 mi

0.26 ACRE SINGLE HOUSE PLOT WITH PLANNING CONSENT FOR A TWO BEDROOM SINGLE STOREY HOUSE

An opportunity to purchase a south facing single house plot, with planning consent for a two bedroom single storey house, with a combined kitchen, dining and living area, located in Inverkeithing. The plot is located in the back garden of 5 Preston Crescent, half a mile round the corner from the train station, on the south edge of Inverkeithing, next to the Ballast Bank park and the Fife Coastal Path.

The plot measures about 30 x 26 metres, with the house to be built within a 16 x13 metre boundary. The access is 40 metres long.

FIXED PRICE: £70,000



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

Situation

5 Preston Crescent is located within the town of Inverkeithing. It is within walking distance of Inverkeithing Train Station (0.5mile), which is serviced by the main railway that connects Edinburgh with Fife and the north.

There are also good road networks, with the M90 going North to Perth and the M90/A90 heading South to Edinburgh. There is a park and ride 1.6 miles away at Ferrytoll, with frequent bus routes (every 15 minutes to and from Edinburgh).

Inverkeithing has a primary and secondary school both located within the town.

To the south of the property lies the Fife Coastal Path along Preston Crescent, which is a quite no through road. The plot lies behind the houses in Preston Crescent.

Access

Access to the property is through a narrow path to the east of 5 Preston Crescent. (see the photo on the left of page 5)

The slope upwards will rise from the bottom of the existing steps (shown in the pictures on page 4 and 5). Retaining walls would have to be constructed to allow vehicular access to be possible.

Planning Consent

Planning consent in principle was secured on 07/06/2019 **REF 19/00623/PPP** from Fife Council for erection of single storey dwellinghouse and associated infrastructure.

Cost of Self Build

McCrae & McCrae Ltd can provide a list of builders on page 13 (likely minimum cost £1200/sqm) and can assist in providing finance, Building a house is an ideal way of avoiding the 10% stamp duty over £325,000.

Tree Survey

A full tree survey has been undertaken by a qualified Arboriculturalist. This found that some trees that are within the existing property boundary are classed as class C or U, which are trees that are deemed acceptable to remove. This would allow enough room for the proposed development to take place (see the home layout plan on page 8).

VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711561814 (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 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.







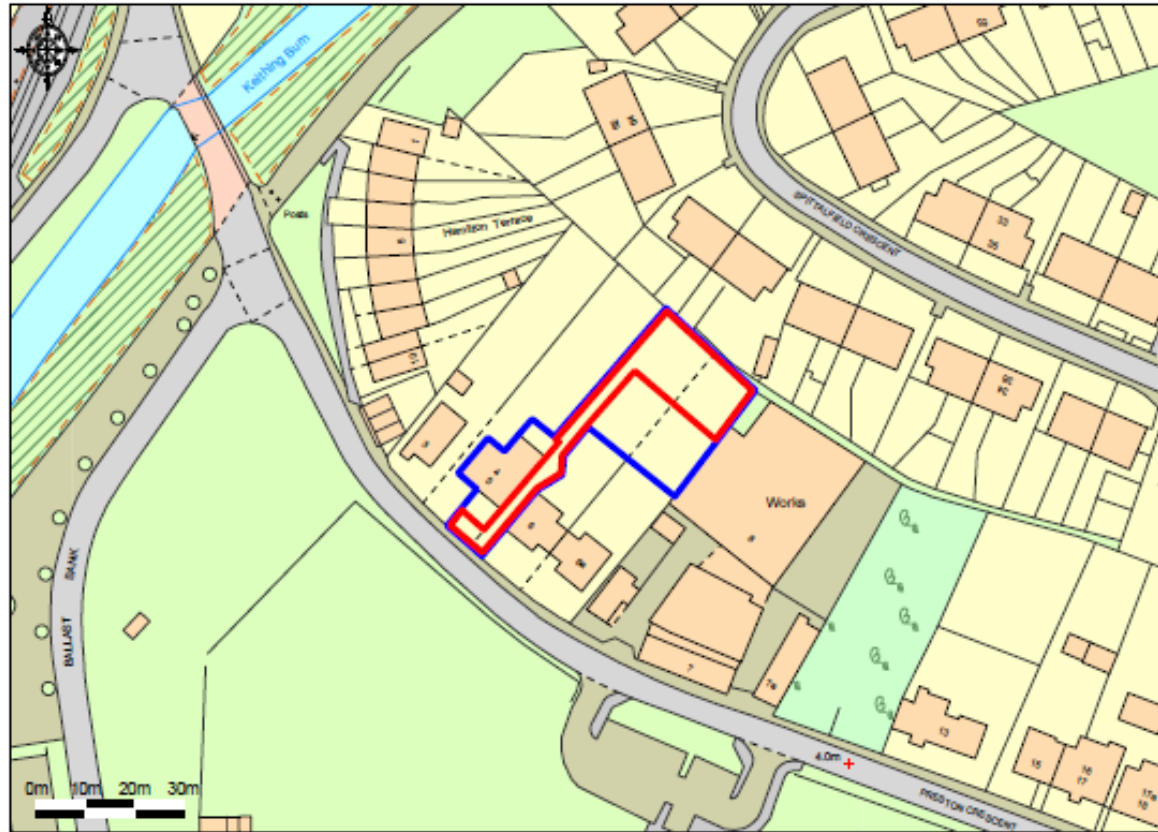
Access Route



Retaining wall at back of plot



LOCATION PLAN



Promap
LANDMARK INFORMATION GROUP

Ordnance Survey © Crown Copyright 2018. All rights reserved. Licence number 10002482. Printed scale - 1:1250

Garden Ground to the rear of 5 Preston Crescent, KY11 1DR

Location Plan- red shows the plot boundaries and blue shows the existing dwelling boundaries

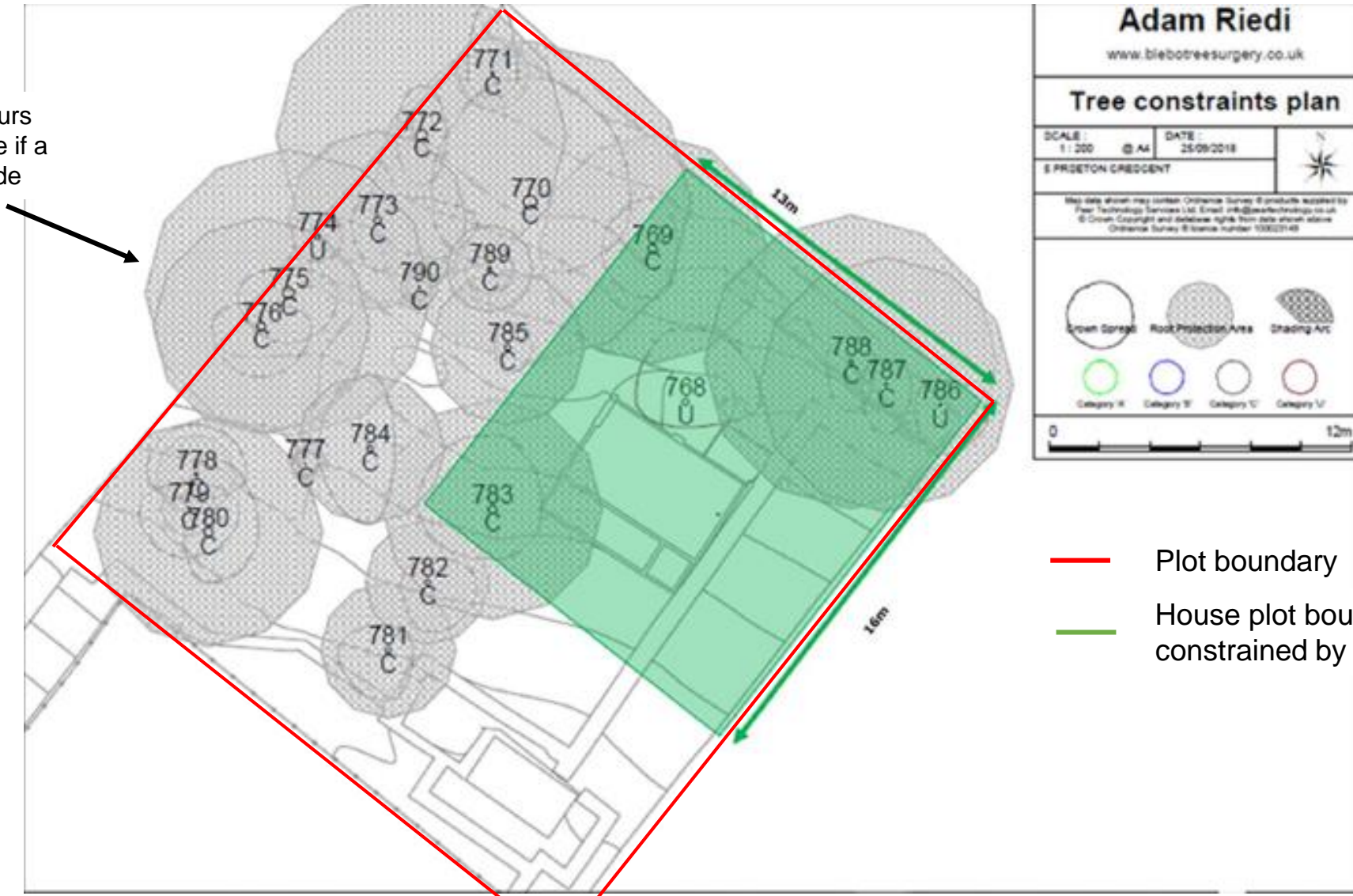


Layout of proposed dwelling

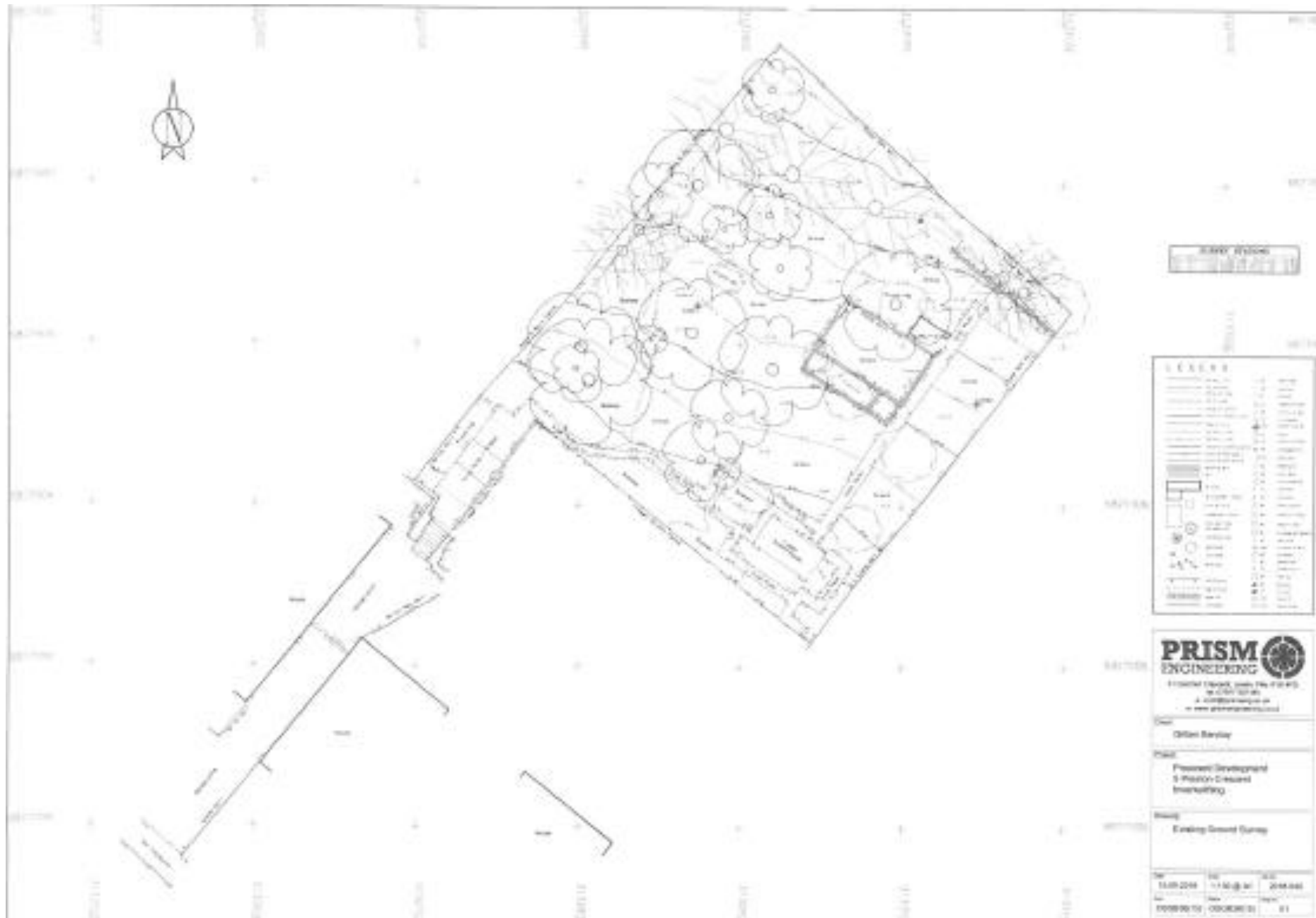


Artist rendition of proposed dwelling

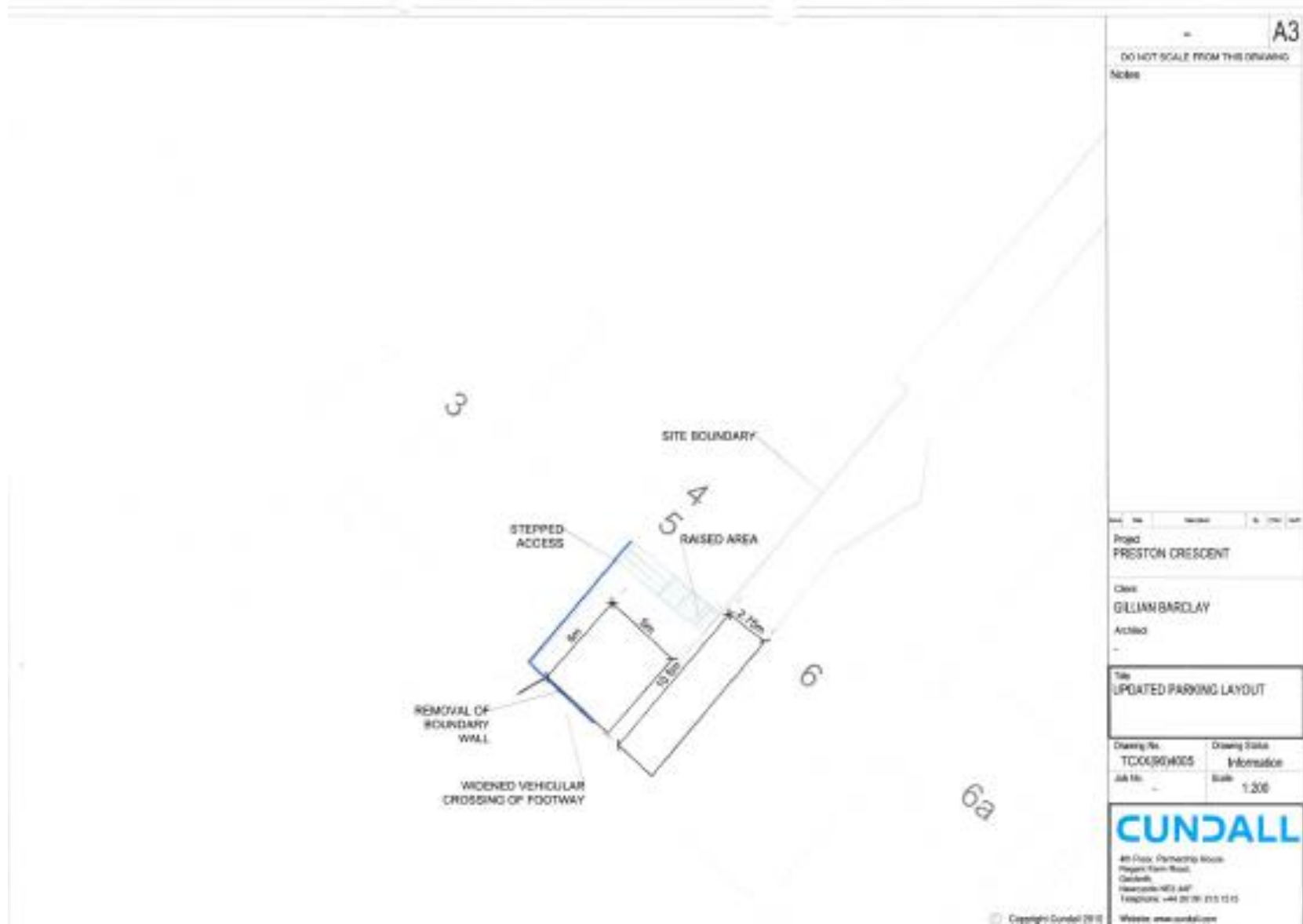
Some of the neighbours land may be available if a generous offer is made



Extend of developable area after proposed tree removal. Green rectangle excludes RPA (Root Protection Area) of remaining trees.



Existing ground survey of plot



Updated parking layout for 5 Preston Crescent and the plot

19/00623/PPP



REPORT OF HANDLING

APPLICATION DETAILS

ADDRESS	5 Preston Crescent, Inverkeithing, Fife		
PROPOSAL	Planning Permission in Principle for erection of dwellinghouse and associated infrastructure		
DATE VALID	07/03/2019	CONSULTATION EXPIRY DATE	25/03/2019
CASE OFFICER	David Shankland	SITE VISIT	05/04/2019
WARD	Inverkeithing And Dalgety Bay	REPORT DATE	17/05/2019

SUMMARY RECOMMENDATION

The application is recommended for:

Conditional Approval

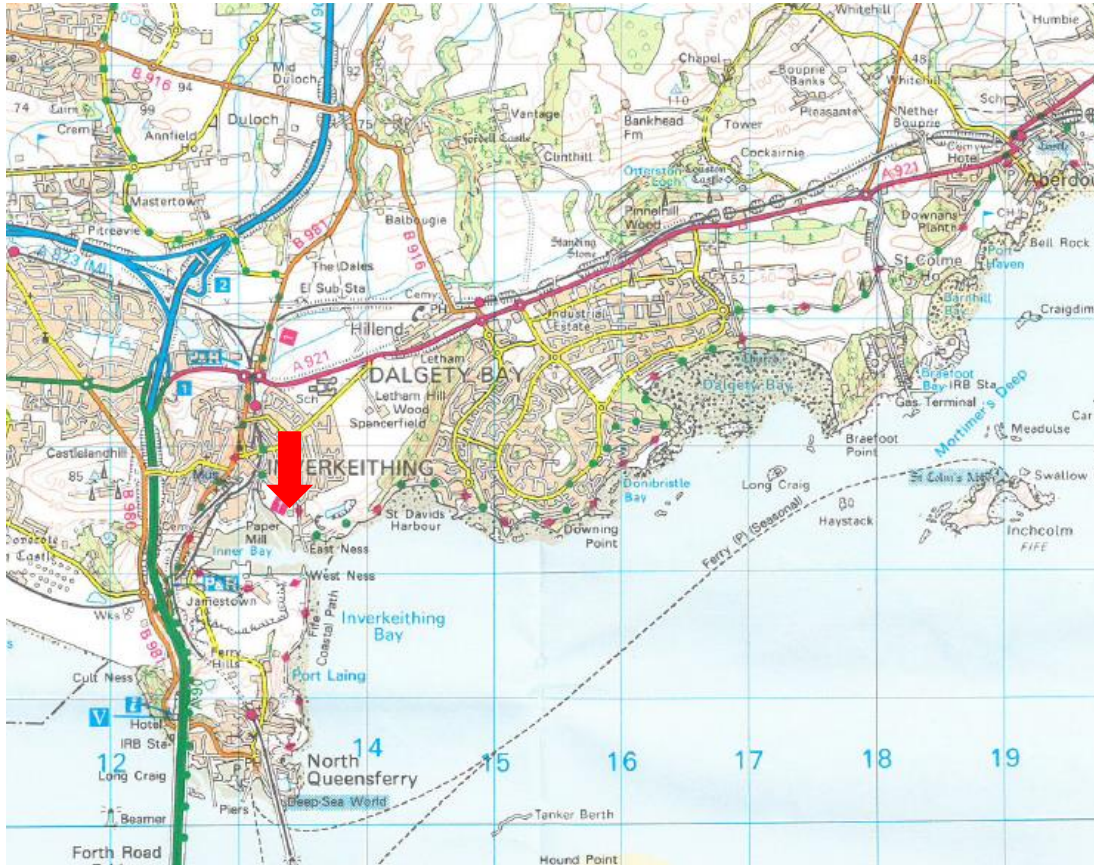
ASSESSMENT

Under Section 25 of the Town and Country Planning (Scotland) Act 1997, the determination of the application is to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.0 BACKGROUND

1.1 Site Description

1.1.1 The application relates to rear garden ground associated with 5 Preston Crescent which is a ground floor flatted dwelling within a relatively large traditional 2 storey building. The application itself relates to approximately 500 square metres of the overall 1060 square metre site. The site relates to part of the existing off-street parking spaces to the front and side of the existing flatted dwelling and approximately 50% of the rear amenity space which contains a number of small trees. The site is defined in the Adopted FIFEplan (2017) as being situated



LOCATION PLANS

Plans produced by permission of Ordnance Survey
License No. 1000011808

DIRECTIONS

From Edinburgh, cross the Queensferry Crossing (M90) and take junction 1B off the M90. At the roundabout take the 3rd exit sign posted for Inverkeithing (B981). Take the right turn that takes you on to Townhall street. Continue straight on to King Street. Once you are over the bridge, it is the first right turn on to Preston Crescent. Continue on Preston Crescent until you are over the bridge and the property is on the right.

From Dundee, come out of Dundee heading south on the A90. Stay on the A9 to Perth then head on the M90 sign posted for Kinross and Edinburgh. Take junction 1C off the M90. At the roundabout take the first exit on to the A921 for Inverkeithing. At the next roundabout take the second exit on to Chapel Place (B981). At the small roundabout continue straight on and then take the first left on to Townhall street. Continue straight on to King Street. Once you are over the bridge, it is the first right turn on to Preston Crescent. Continue on Preston Crescent until you are over the bridge and the property is on the right.

House Builders

Ed Dalton
Pittencrieff LLP & E. Dalton Design & Construction Services
Kilmory
Crombie Point
Dunfermline
KY12 8LQ
Tel: 01383 882382
Mob: 07843 627938
Email: ed.Dalton@pittencrieff.com
Web: www.pittencrieff.com

Paul Edney
Hillfoot Homes Ltd
The Roundel
Hillfoots Farm
Dollar
Clackmannanshire
FK14 7PL
Phone: 01259 740 000
Email: pauledney@Hotmail.com
Web: www.hillfoothomes.com

AGB Developments Ltd
Unit 10
Nether Friarton Ind Est
Friarton Road
Phone: Allan Brown 01738 587610
Email: allan@agb-developments.co.uk

Gradual Peak Ltd
Cupar Road
Pitscottie
Fife
KY15 5TB
Phone: 01334 828800/ 07967 595414

Gary Gibson
Colorado Group
Wood Road
Rosyth
KY11 2EA
Tel: 01383 427440

Mast Houses Ltd
23 Newlands
Birchwood Grange
By Kirknewton
EH27 8RL
Tel: 01506 885588
Email: grantmasterton@btinternet.co.uk

Financial Advisors

McCrae and McCrae can help you set up a self-build mortgage: (a) if you intent to live in the house; (b) if you intend to develop or sell it.

Timber Frame Manufactures

Dan-Wood Scotland
1 Wilderhaugh
Galashiels
TD1 1QJ
Tel: 01896 752271
Website: www.dan-wood.co.uk

Rob Roy Homes (Creiff) Ltd
Dalchonzie
By Comrie
Perthshire
PH6 2LB
Tel: 01764 670424
Website: www.robroyhomes.co.uk

Scotframe Timber Engineering Limited
Units 3:1 & 3:8
Discovery House
Gemini Crescent
Dundee Technology Park
Dundee
DD2 1SW