

Rough Park Plantation by Cluny, Cardenden, Fife



Rough Park Plantation, by Cluny, Cardenden, Fife

Around 80.16 acres of mixed mainly native woodland with high amenity

Cardenden 1 mile, A92 Kirkcaldy northwest 2 miles, Kirkcaldy 5 miles , Edinburgh 27 miles, Perth 29 miles, Glasgow 53 miles

DESCRIPTION

Rough Park Plantation extends to about 80.16 acres in total – approx. 77.84 acres of woodland and 2.32 acres of roads and visibility splays. It boasts a diverse array of mainly broadleaves, with some Scots pine scattered throughout this mix of species, creating a diverse habitat for local wildlife.

The woodland would be well suited to community involvement and falls within the WIAT (Woodland In and Around Towns) grant catchment area.

LOCATION

Rough Park Plantation is located a mile to the east of Cardenden. The property has outstanding transportation links with the A92/M90 to Edinburgh and the A92 to Kirkcaldy and Glenrothes. Grid Reference NT 23544 95641.

Possible offers subject to securing planning permission for various uses could be considered: caravans, camping, glamping, log house kennels/cattery, burial ground, paintball.

FOR SALE AS WHOLE OR IN 14 LOTS (see page 3)

Offers over £3000 per acre as it stands or higher price, subject to securing planning consent for prospective uses




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 **RICS**

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

Suggested lots are outlined in blue. Acreages are approximate. Acres will be divided as per acres purchased.

Solely owned roads are marked in green. Red roads are mutually owned roads and owners will have joint responsibility to pay for the acquisition of the road construction and passing places and maintenance.

A visibility splays triangle (marked yellow) needs to be reserved at the main entrance of 4.5m x 220m in each direction. This can't have vegetation or structures. All users will share the cost of maintaining splays.

There is a 30% clawback for 25 years on any uplift in development value, even temporary caravans/ lodges. We can refer you to a Livingston company that sells two-bedroom pods that are off grid and don't need consent. We suggest a £4,000 clawback for a pod, £6000 for a chalet and £3000 per caravan should there be a caravan site. The point being that if the land is just being sold for £3,000 per acre with no clawback the seller would be better selling the land to one forestry investor.



TAXATION

At present, all revenue from timber sales is Income and Corporation Tax free. There is no Capital Gains Tax on growing timber, although there may be a liability on the land. Under the Inheritance Tax regime, 100% Business Property Relief should be available on commercial woodlands. VAT is charged on forestry work and timber sales, although its effect is neutral if managed as a business. Government grants are received tax free with the exception of farm woodland and subsidy payments.

SPORTING RIGHTS

Being investigated by the seller's solicitors.

BOUNDARIES

Being investigated.

MINERAL RIGHTS

Being investigated.

WOODLAND GRANTS

There are no grant schemes in place and no transfer of obligations required. For further information on current grants available please visit the Scottish Forestry and Scottish Government websites: www.forestry.gov.scot www.ruralpayments.org/

POSSIBLE USES & LOCATION

Dog walking compounds, horse riding and quad-biking. Other uses could be offered for subject to securing planning permission such as: caravans, glamping, camping, log house, a retirement village, falconry, location for kennels or cattery, burial ground, off road bikes / 4 wheel drive circuits, clay pigeons shooting or paintball.

The site is ideal for either a towing or permanent caravan site subject to securing planning consent. There are excellent local facilities in Kirkcaldy with local golf courses including Cluny Clays which also has a clay pigeon shooting range. Kirkcaldy, Glenrothes, Dunfermline and Edinburgh provide a large demographic population for many tourist facilities.

Clearly these diverse uses are not mutually acceptable to each other.

Offer could be considered subject to securing planning consent.



The woods from the South West



View to the East



View to the North East



View to the West



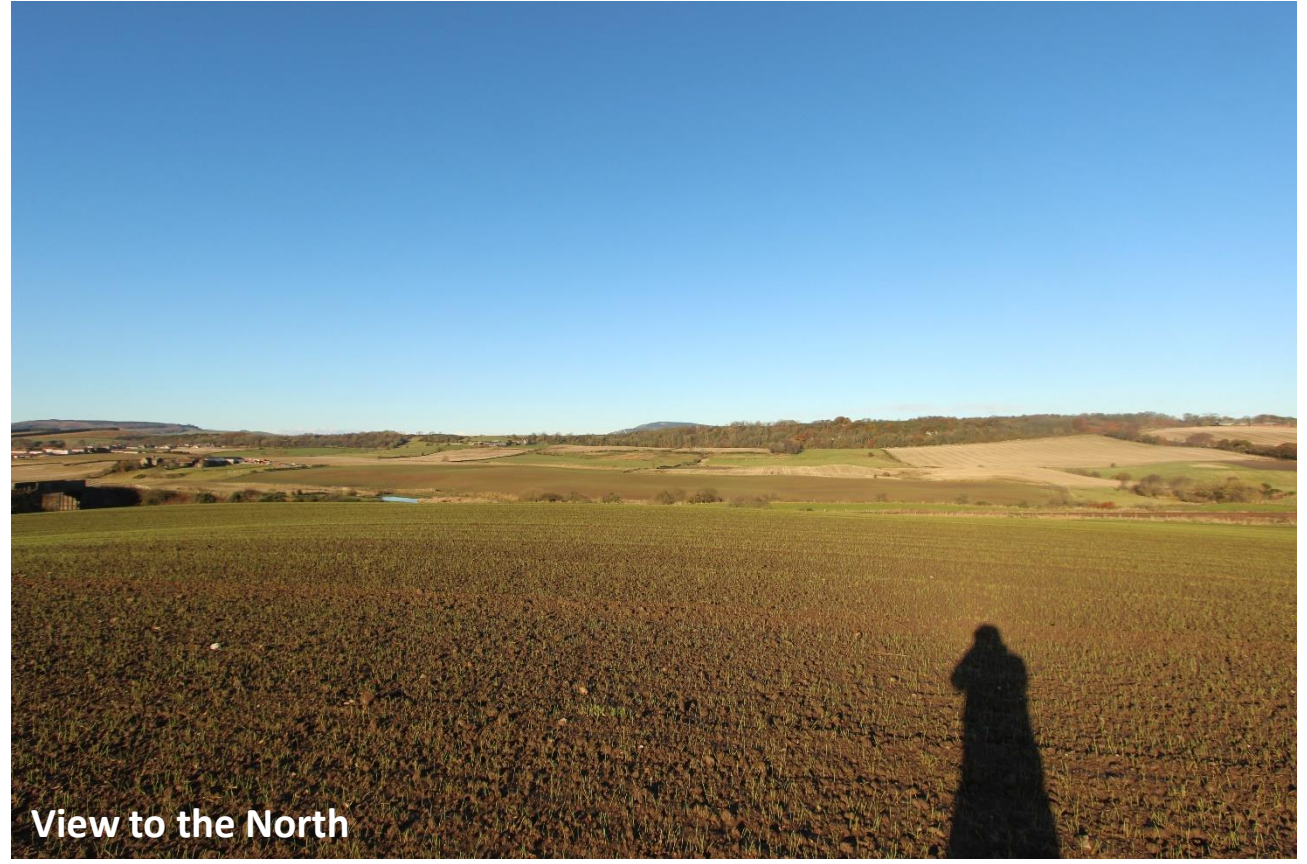
View to the West



View to the South



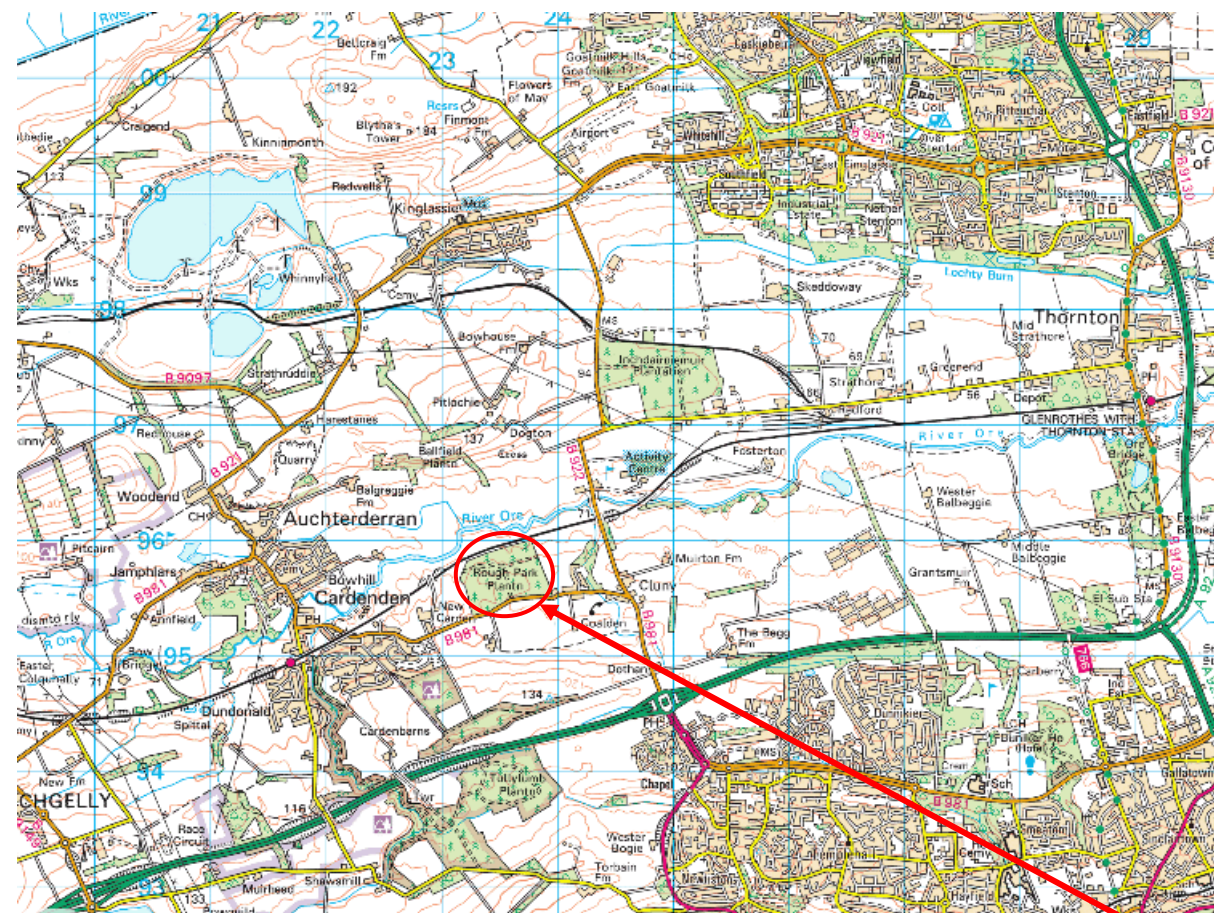
View to the East



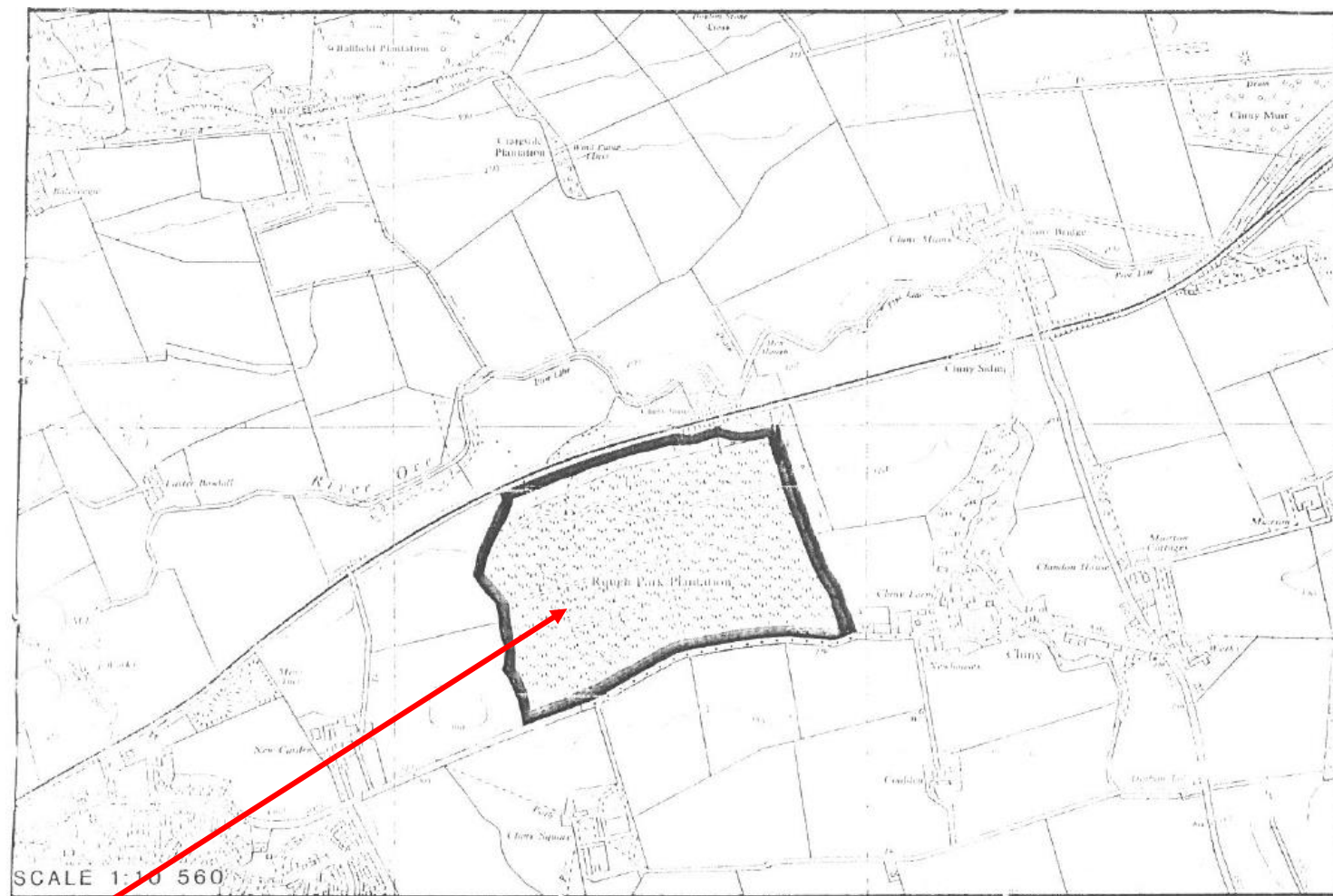
View to the North



View to the North



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Rough Park Plantation

Directions

From the south:

Following the M90 north take junction 2a towards Kirkcaldy/Glenrothes. Continue onto A92 then take the A910/B981 exit towards Kirkcaldy West/Cardenden then at the roundabout take the first exit on to the B981. Follow the B981 then at the mini roundabout take the first exit and stay on the B981 for about a 0.5 mile. The woodland will be on the right.

From the north:

Following the M90 south at junction 5, just south of Kinross, take the B9097 exit to Glenrothes/Crook of Devon then turn left on the B996. Turn left again onto the B996 then turn right on to the B9097. Follow the B9097 for 3.4 miles past Loch Leven then turn right onto the B920. Turn left onto the B9097 and follow it for 2.3 miles. Turn left onto the B921 and follow this road until the roundabout then take the first exit onto Main St/B981. Turn left onto Cardenden Rd/B981 and follow it for 1.2 miles and the woodland will be on your left.

Viewing and registering an interest

Viewers can inspect the property without appointment but they view at their own risk. 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

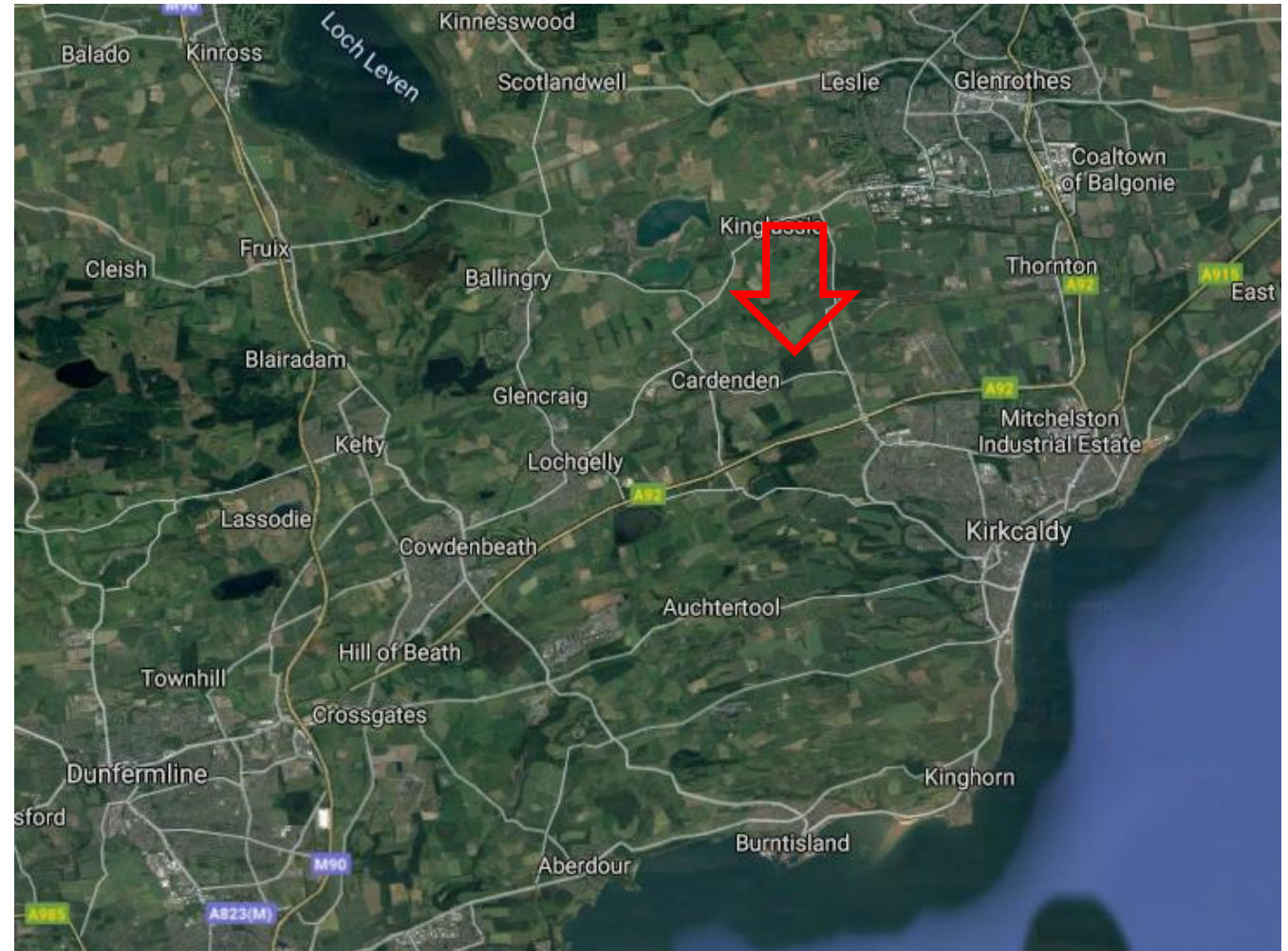
These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any 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.

Clawback on Future Developments

If the lands are sold there will be a clawback clause whereby 30% of the development will be paid to the present owners over the next 25 years.



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