Rough Park Plantation
by Cluny, Cardenden, Fife

mccrae&mccrae Ltd

Chartered Surveyors, Estate Agents, Planners & Valuers

Rough Park Plantation, by Cluny, Cardenden, Fife

Around 24.4 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

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

Rough Park Plantation is located a mile to the east of Cardenden and 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: caravan, camping, glamping, log house, burial ground, dog walking, paintball.

FOR SALE IN LOTS

Available:
Lot 10 – 3.6 acres at £5000 per acre
Lot 13 – 1.9 acres at £5000 per acre
Lot 16 – 5.1 acres at £5000 per acre

An additional £2233 must be paid as a contribution to the sellers' legal fees - to justify selling in lots - and towards the expense of securing planning consent and upgrading the access track.

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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.
The dotted red road is a right of access only.

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.

Green road to lots 11 and 12 will be owned outright by lots 11 and 12.

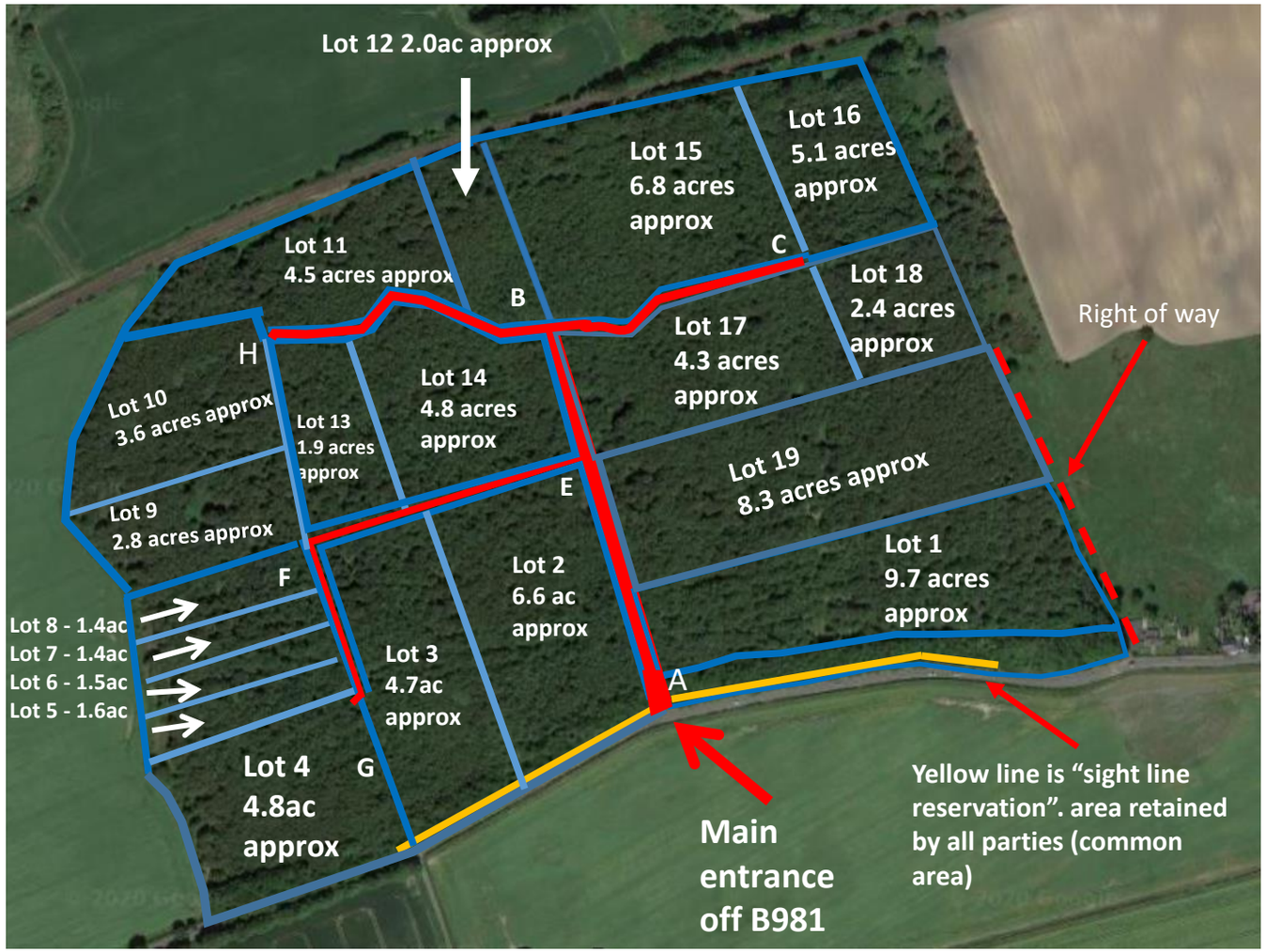
A-B 315m. Upgrade existing 300mm deep track

B-C 197m. Upgrade existing 300mm deep track

B-H Upgrade existing 300mm deep track

E-F-G 256m. New road needed. 250mm deep

F-G 148m north to south. 108m from west at the south end



Lots still for sale are
Lot 10, Lot 13 + Lot 16
Total: 10.6 acres

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
Walking, dog walking, horse riding. Other uses could be offered for subject to securing planning permission such as: caravan, glamping, camping, log house, falconry, burial ground, clay pigeons shooting or paintball.

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

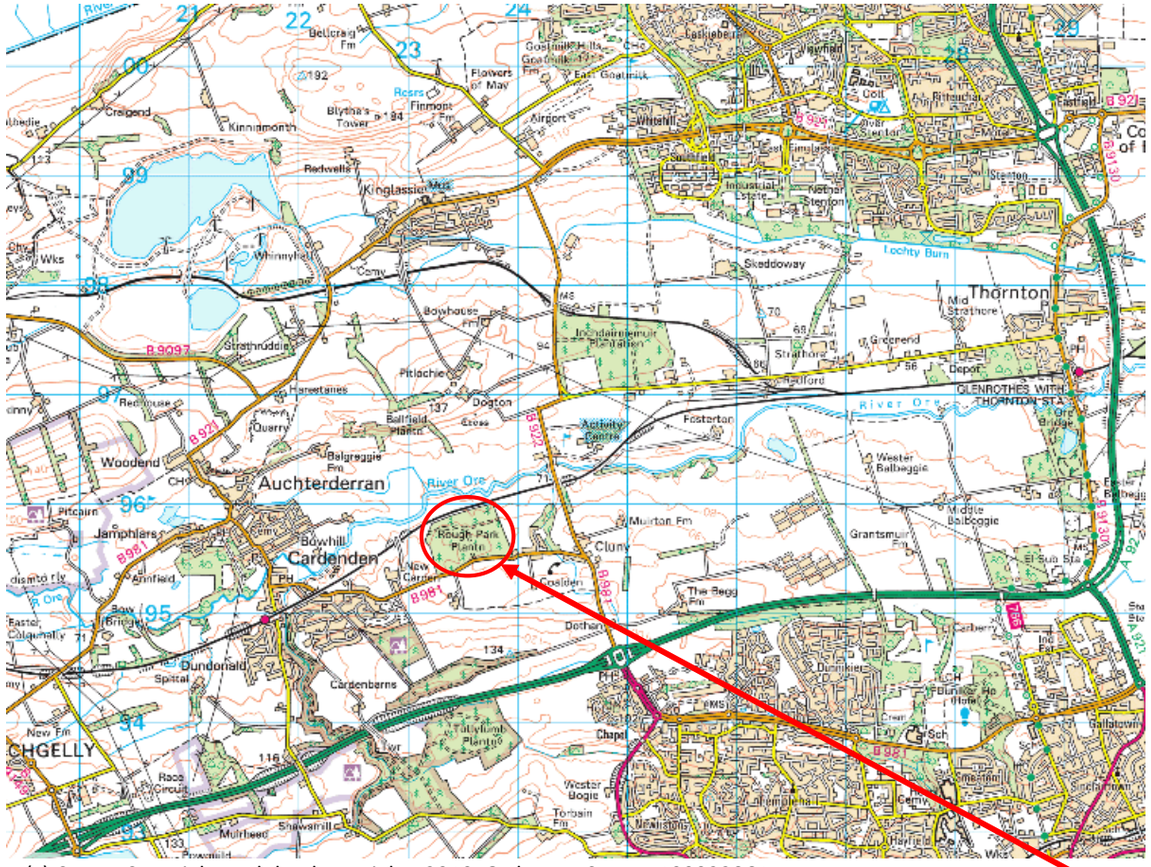
View to the West

View to the South

View to the East

View to the North

View to the North



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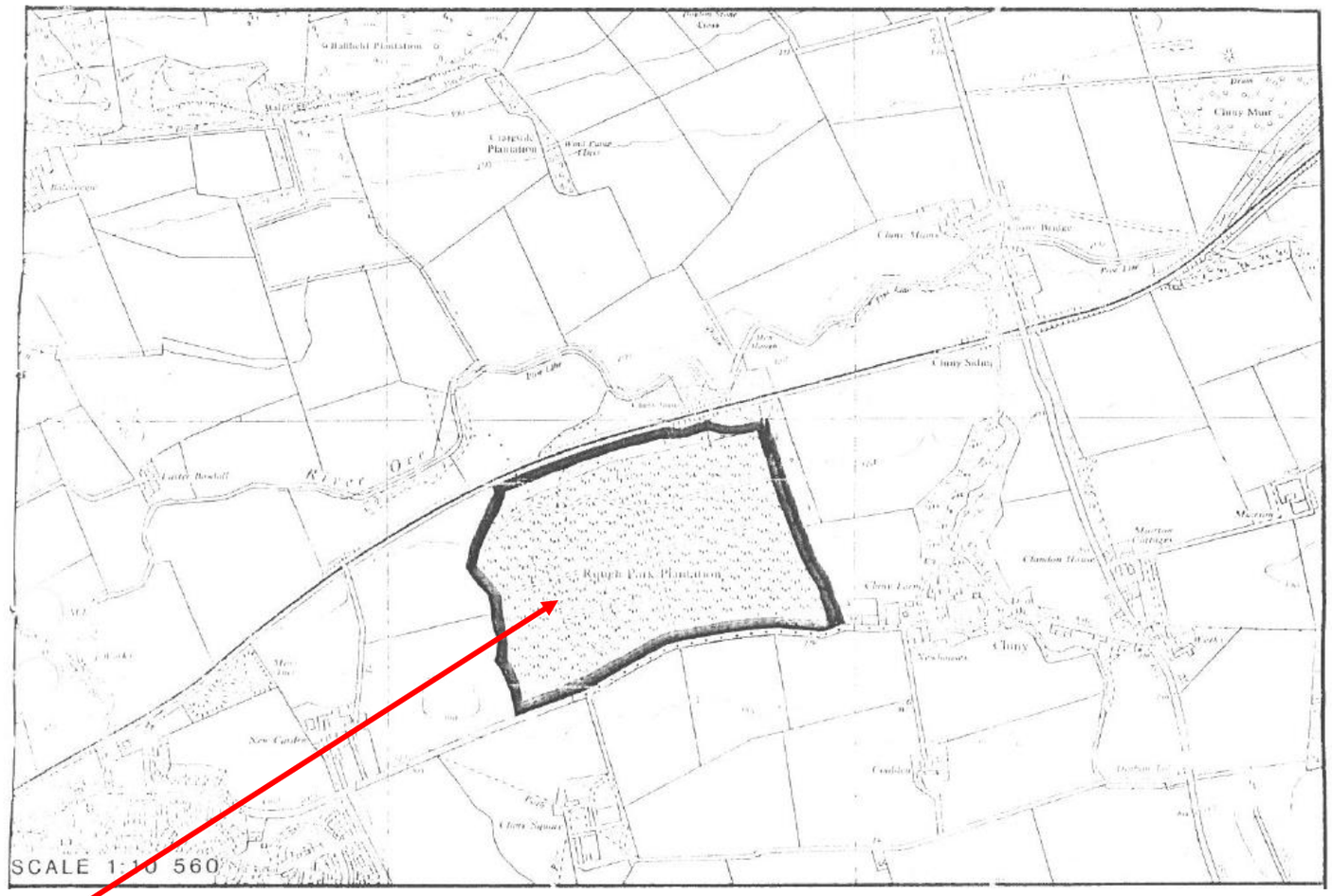

Rough Park Plantation

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 B891 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.

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