

West Sunnybraes, by Saline, Fife



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Derelict house, steading and 20.5 acres

Saline 1 mile, Oakley 3 miles, Dunfermline 6 miles, Dollar Academy 6 miles, Kelty and M90 7 miles, Kincardine 10 miles, Kinross 12 miles, Edinburgh 36 miles



Offers over £5000 per acre

Owners: Mr and Mrs Robert Squair

Remains of Sunnybraes Farm

Derelict farmhouse, steading & 20.5 acres

The original and now derelict farmhouse and steading are a substantial group of south-facing ruins, as shown on the annexed historical plans, with a magnificent view of Saline Hill. They are located a mile north east of Saline and north of Steelend. The majority of the original stones which comprised the buildings are still located on site and could be incorporated into a proposed house development.

There is 3 phase electricity and private water near to the ruin. Drainage would be to a septic tank. There is an access road in from Saline up through Killernie Farm. A recently constructed road has been formed down to the ruin. A right of access has been agreed with the owner of Killernie Farm for access for agricultural use.

Planning consent possibilities

Fife Council planning department may consider granting planning consent for a house to replace the ruinous house some time in the future. Alternatively a section 75 agricultural occupancy house could be applied for but the lands would have to be used intensively, eg polytunnels, vegetables, herbs etc.

The Field 20.5 acres of bare land

The lands are classified by the Macaulay land use classification plans as grade 3(i). They are south-facing and slope down to a burn. They have redrained, limed and ploughed two years ago and its down to a grazing and hay mixture.

Title restrictions

Permitted access: A right of pedestrian, agricultural and vehicular access and that for agricultural (including silage transport), sporting (including for

vermin controllers used by the Retained Subjects Proprietors) and forestry (including non-commercial timber haulage).

Local facilities

Saline village provides an excellent primary school, a shop, a church and a golf course with bar. Secondary schools and a wide range of shopping, social and sports facilities are available at Dunfermline. There is a bus service from the village of Saline to Dollar Academy.

Exclusion of single farm payment

Single farm payment entitlement can be purchased separately. Mineral rights if owned would be included. There would be an uplift of 20% of the value of the plot if planning was granted.

Right of way

There is a public right of way which passes beside West Sunnybraes but this could be diverted around to the south of any proposed house.



This is a field of particular character, the likes of which rarely become available



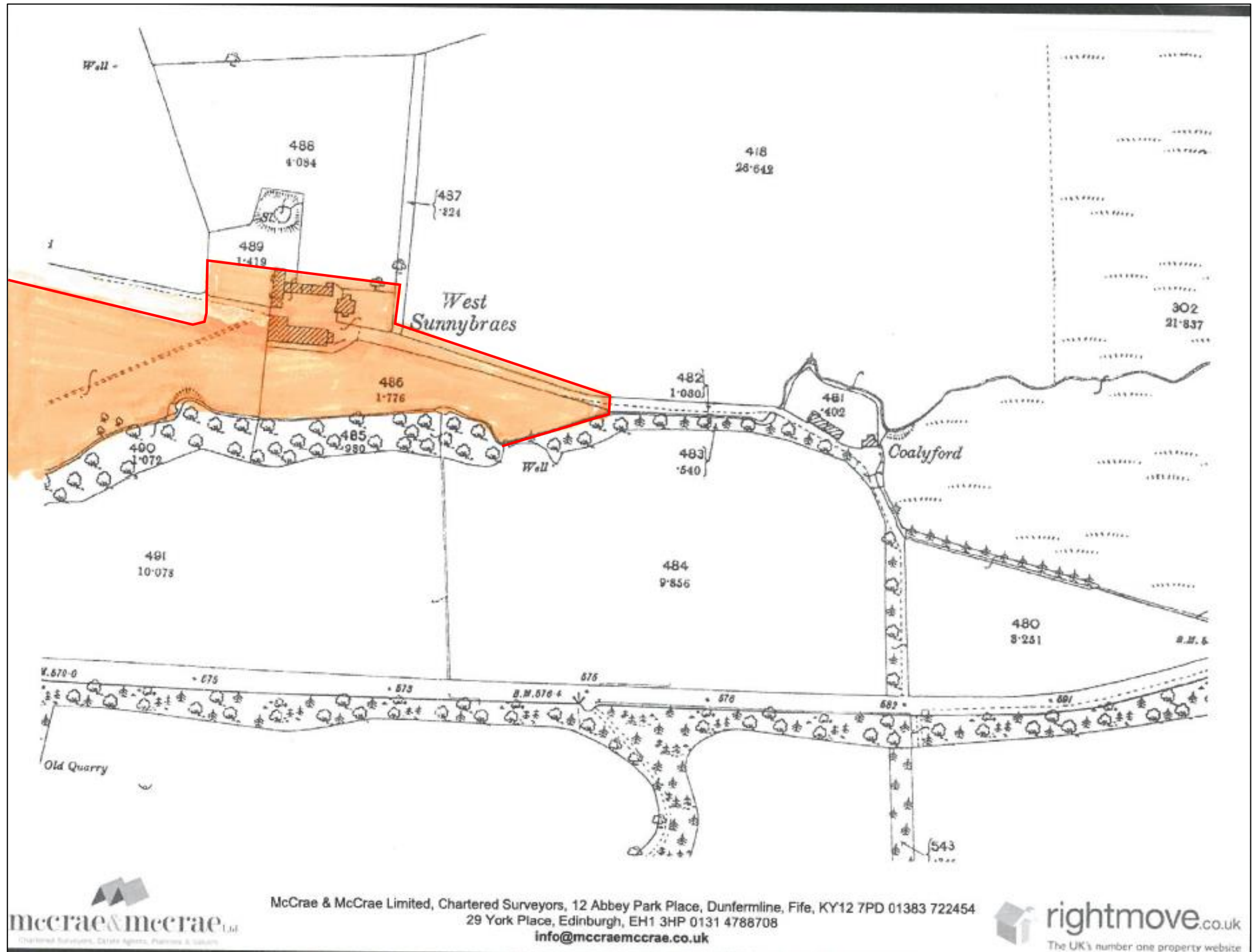


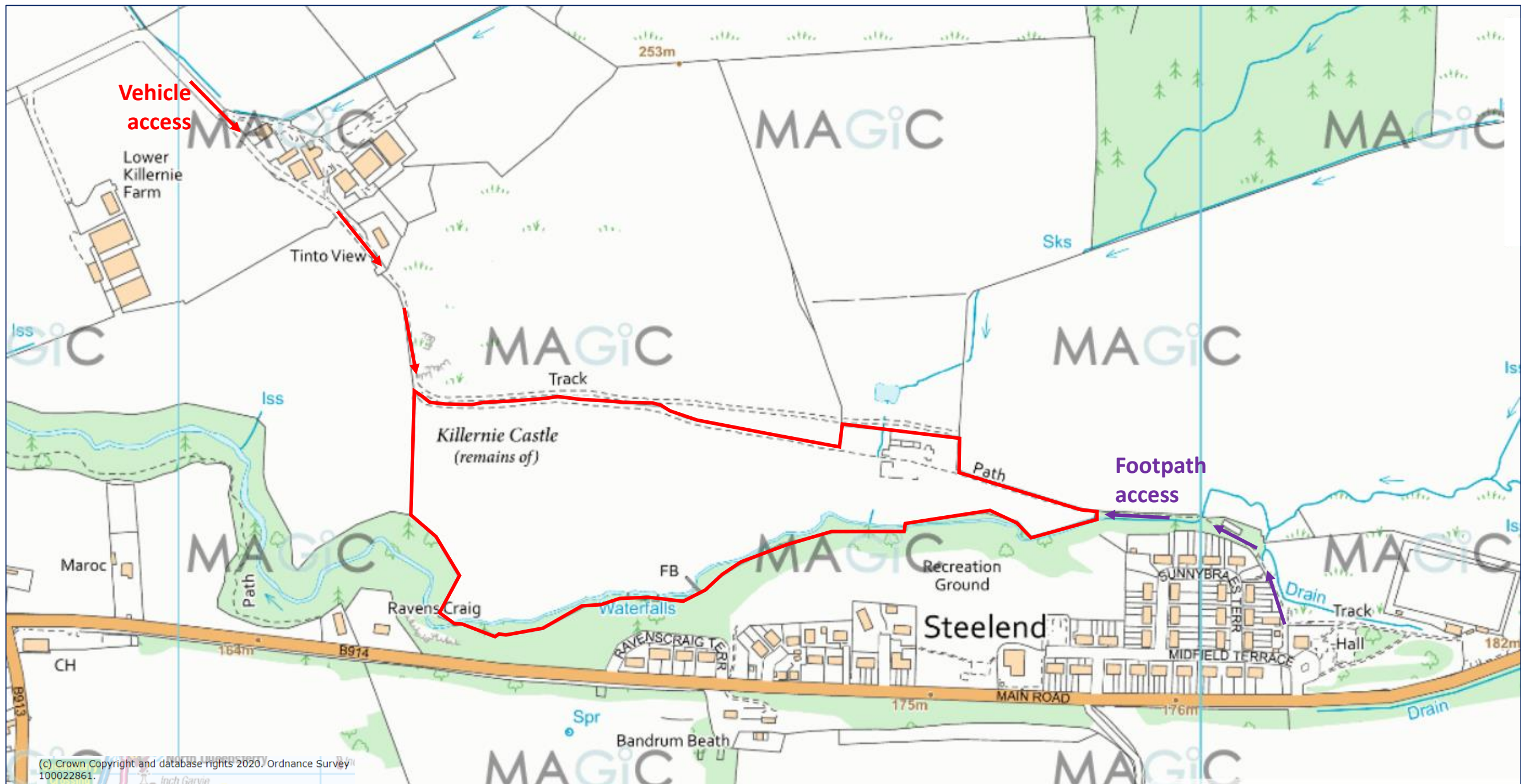
Historical map of West Sunnybraes from before Steelend village was built.

There may be medium to long term potential for rebuilding the ruin into a house with breath-taking views (subject to securing planning consent). The road to the ruin has recently been upgraded

There is a mains electricity supply nearby.

If you want to view, please park at Lower Killernie and from there it is a short walk.

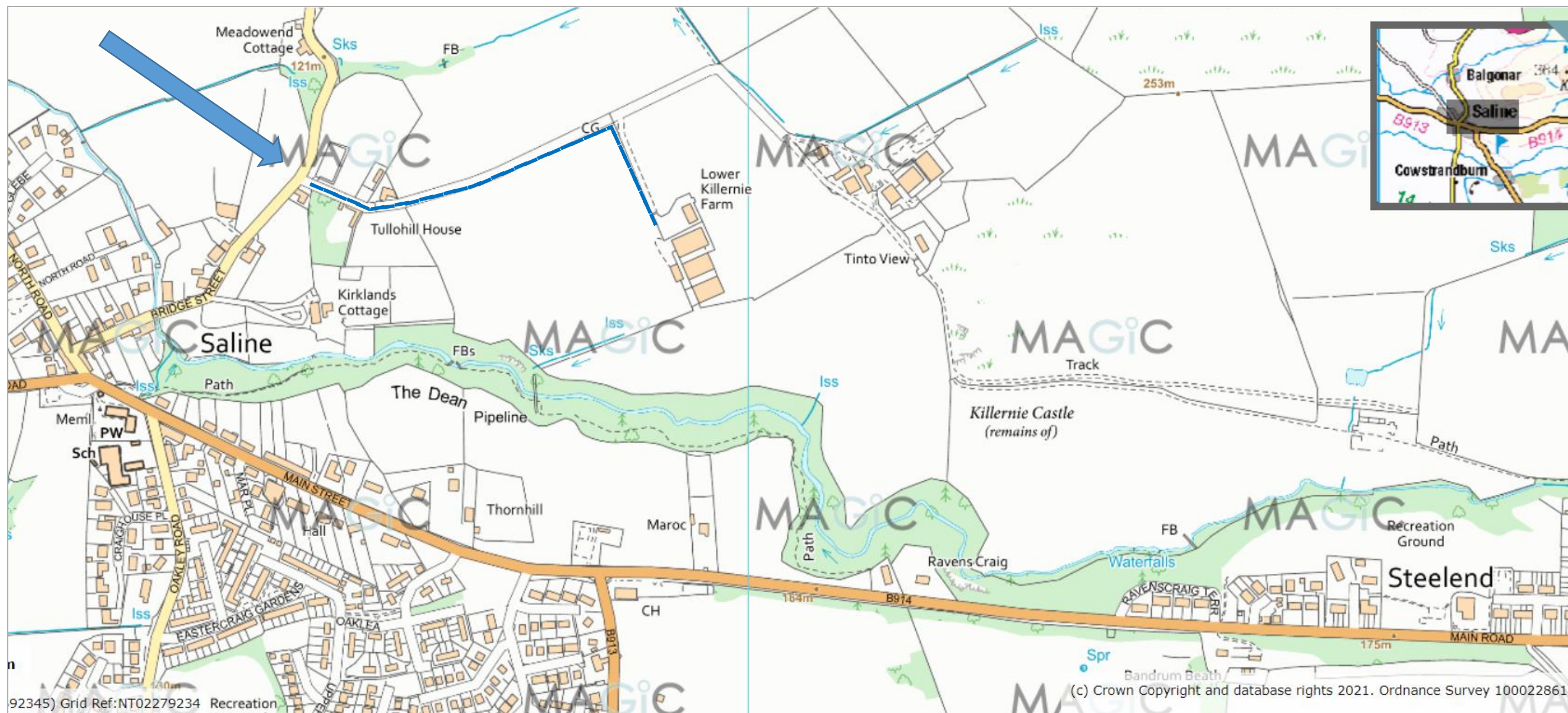


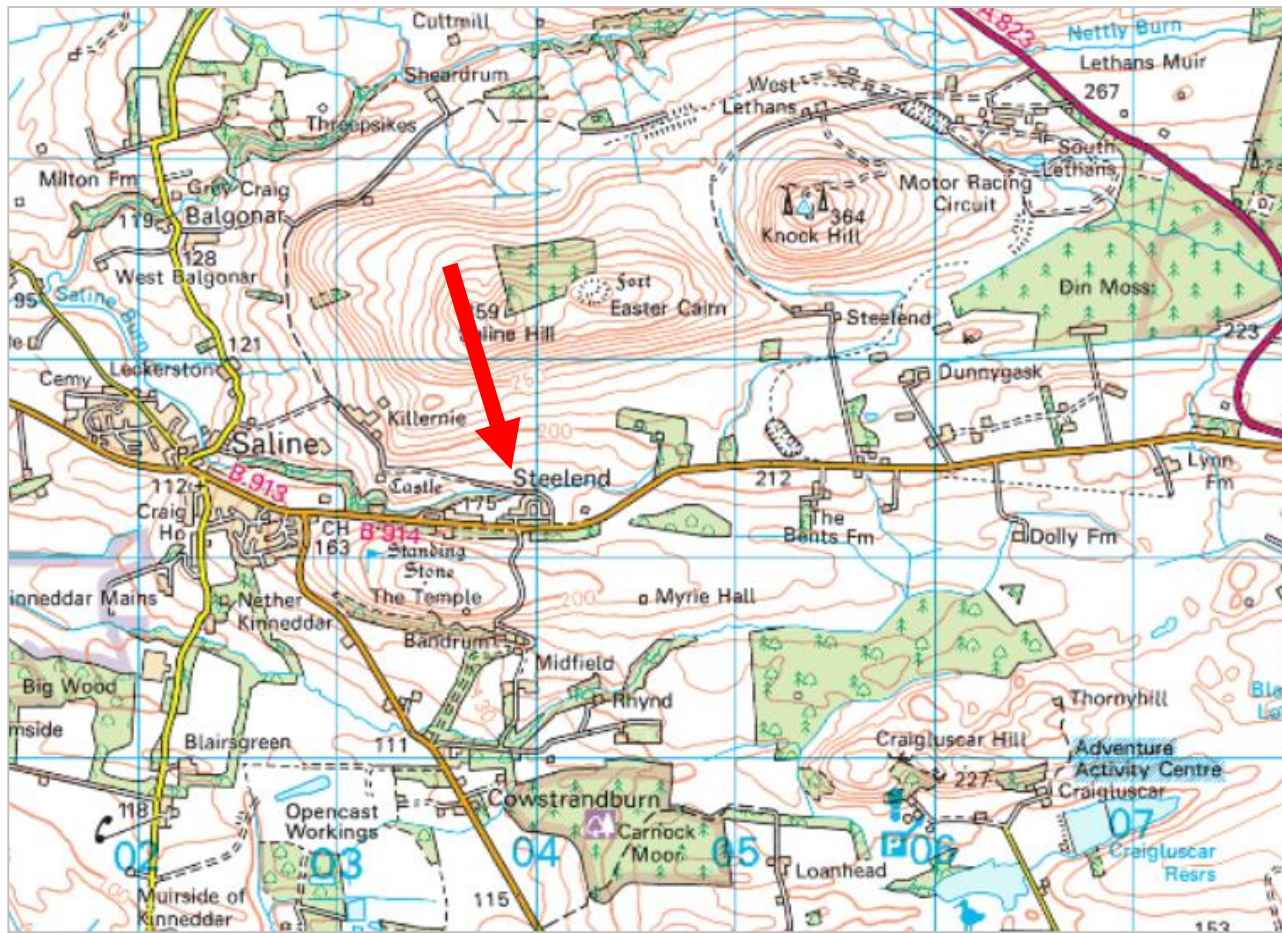


The red outline shows the West Sunnybraes land for sale. The red arrows show vehicular access from Lower Killernie Farm and the purple arrows show footpath access from Steelend.

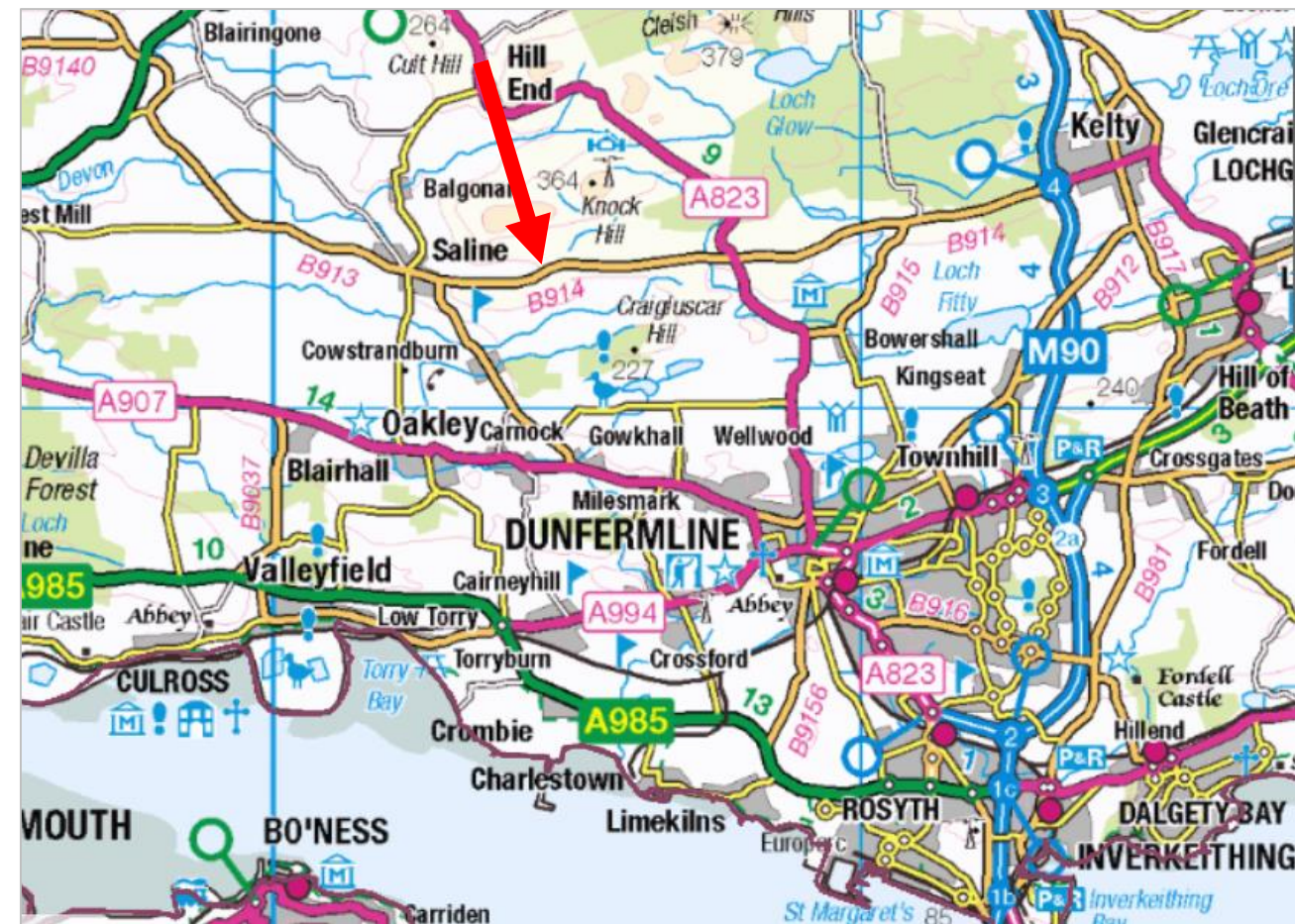
There is a pedestrian right of way along the north edge of the field. Also, historically vehicular access has been taken with a quad bike and silage tractors and trailers via the road along the eastern edge of Steelend.

The route to Lower Killernie Farm, from Bridge Street, Saline





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Directions

From Edinburgh: Take the M90 north and exit at junction 4 Kelty. Head in a westerly direction on the B914 towards Saline and Dollar. Go into Saline past the turn off to Oakley and turn next right just after the church on the left, up North Road and first right up Bridge Street. Immediately after the last house on the right hand side (70 yards after the 20 zone end sign) turn up the farm road to Lower Killernie Farm. Meet Mr Robert Squair at the farmhouse and he will take you through the internal farm road to the field.

From Steelend: From the bus stop head down the east side of the houses and then the north side of the houses and a pedestrian track leads to the field.

Viewing

Viewing is strictly by appointment. Please don't park at the road end (where the farm road meets the public road), or where you block access, but make an appointment with the selling agents to view and then meet the owner of Lower Killernie Farm at his house to view.

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.



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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

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