

**“SUNNYSIDE”, BICRAMSIDE FARM ROAD, BY KINNEDDAR PARK, BY OAKLEY,
DUNFERMLINE, FIFE, KY12 9LH**



“SUNNYSIDE”, BICRAMSIDE FARM ROAD, KINNEDDAR PARK, BY OAKLEY DUNFERMLINE, FIFE, KY12 9LH

Sunnyside house plot + 7.25 acres. Detailed planning permission to convert cottage ruins into a 4 bedroom/3 public room house.

SECLUDED HOUSE PLOT IDEAL FOR EQUESTRIAN, CATTERY OR KENNELS, subject to planning consent

Saline 1m, Oakley 1m, Dunfermline 6m, Dollar 8m, Crook of Devon 8m, Kincardine 9m, M90 12m, Stirling 22m, Kirkcaldy 25m, Edinburgh 25m

Proposed Accommodation on one floor (400sqm)

Entrance Hall

Lounge

Dining Room

Kitchen

4 Bedrooms

WC

2 Shower Rooms

2 Bathrooms

TV Room

Outside Area

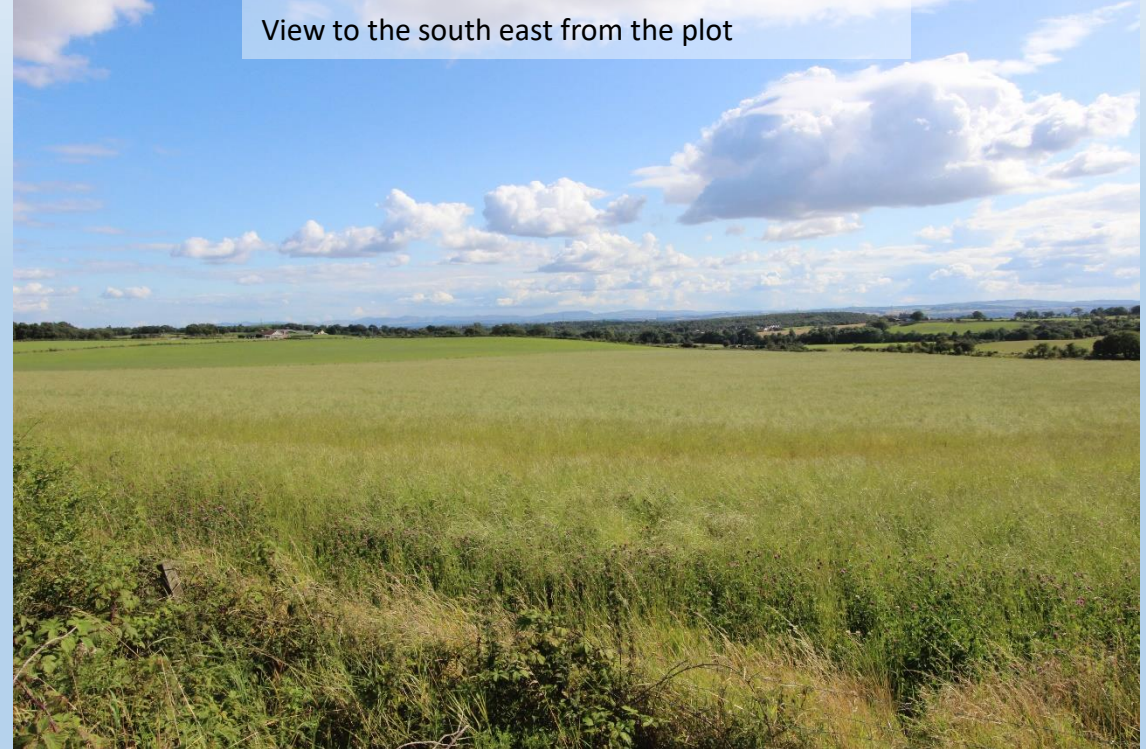
Parking area

7.25ac land including a field measuring 170m by 170m

Tarred private access road (525m from the nearest quiet unclassified access road)

Excellent hacking, walks and cycling on the doorstep.

Offers Over: £175,000



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD
Telephone: 01383 722454 Fax : 01383 621180

Proposed house plans/Accommodation

OUTSIDE COVERED PORCH

On the east sheltered side of the house, adjacent to the proposed parking area.

ENTRANCE VESTIBULE- (MAIN DOOR ON THE NORTH SIDE) (4.2M X 3.0M)

Entrance hall with a wall cupboard. Provides access to WC, Bedroom 1 and kitchen.

WC – (NORTH FACING) (2.5M X 1.0M)

WC located off the entrance hall on your left as you enter the property.

BEDROOM 1- (SOUTH FACING WINDOW) (5.0M X 4.2M)

Entrance to bedroom on the left hand side of the entrance hall. On the northern wall of the bedroom is an en suite shower room with a shower, toilet and sink (2.5 x 4.2m). Good size wardrobe space on the north wall and a window on the south wall.

FAMILY KITCHEN/BREAKFAST ROOM- (WEST FACING) (5.9M X 4.8M)

Large family kitchen with French doors opening out onto a patio area. The kitchen is accessed from 3 different doors, the entrance hall, down a small set of stairs which leads to the utility room, dining room and lounge and from the hallway which leads to the rest of the rooms in the house.

UTILITY ROOM- (WEST FACING) (3.3M X 1.7M)

Utility room situated off the family kitchen. The utility room also has a door opening into the house from outside which would be a great entrance for muddy wellies or for pets.

View to the south east from the plot



View of the plot from the south east



DINING ROOM- (WEST FACING) (4.7M X 3.3M)

Double doors from the hallway open into the dining room as well as 3 steps down from the lounge on the south side. There are 2 French doors which open into the lounge from the west wall which lead out onto a patio area. There is also a window on the east wall of the dining room.

LOUNGE (SOUTHERLY AND WESTERLY ASPECTS) (5M X 4.7M)

At the southern most point of the house is the lounge accessed up 3 stairs from the dining room. There is a fireplace currently on the southern wall with a large window on the western wall. However the room would definitely benefit from large windows on the Eastern wall creating fantastic views over the land. The room would also benefit from windows on either side of the fireplace taking full advantage of the natural light available.

BEDROOM 2- (WEST FACING) (4.6M X 3.5M)

Bedroom 2 is accessed off the main hallway and is next to the family kitchen. The bedroom has a large window on the western facing wall and has good built in wardrobe space along the northern wall.

BATHROOM 1 (WEST FACING) (3.5M X 2.9 M)

Bathroom 1 is accessed from the main hallway and has a window on the west wall and good wardrobe space along the north side.

View to the south of the access road into the field will be built



View from the west. The small paddock is in the foreground



TV ROOM/BEDROOM 6 (EAST FACING) (4.2 M X 3.5M)

The TV room is situated at the top of the hallway of the house and has an east facing wall with a window. The room is accessible by 2 entrances which both lead to the hallways of the house.

SHOWER ROOM (SOUTH FACING) (3.2M X 2M)

The shower room is situated just off the TV room and is accessed from the hallway. The room has a window that will face out into the parking courtyard of the house on the south facing wall.

BEDROOM 3 (SOUTH FACING) (5M X 3.3M)

This bedroom is accessed from the north side from the hallway and has good wardrobe facilities down the west wall. The room has a window on the south wall. There is a shared en suite bathroom with bedroom 4.

BATHROOM 2 (SOUTH FACING) (5.4M X 1.5M)

Bathroom 2 is a shared en suite bathroom for bedroom 3 and 4. The bathroom has a window on the southern wall and has a bath, toilet and a sink.

BEDROOM 4 (SOUTHERLY AND EASTERLY ASPECTS) (4.6M X 4.6M)

This bedroom is situated at the north east end of the house and has windows on the east wall facing out over the rest of the property's land and the southern wall. It shares the en suite bathroom with bedroom 3. It has good wardrobe space along the western wall of the bedroom. There is real potential to have big windows on the eastern and southern walls for great views over the land.

Views to the south



Views to the south east



Situation

Sunnyside is situated just under a mile north of Oakley and just over a mile south of the small village of Saline which dates as far back as the 13th century. Saline caters for various local amenities such as the general store, Post Office, Church, active community centre and a golf course with a lively bar.

For education there is a primary school in Saline and in Oakley and four high schools in nearby Dunfermline. Dunfermline has an attractive high street, The Carnegie Hall, Alhambra Theatre and the lovely Pittencrieff Park. There are excellent shopping and sporting facilities at Dunfermline. Dollar also offers a range of services, including the renowned private school, Dollar Academy, (with a bus running from Saline).

The surrounding countryside is very attractive and offers a wide range of recreational opportunities. There is a network of farm roads to the west of Sunnyside to Bicramside, Standalane and Cattlemoss Farms.

The Forestry Commission has recently purchased large areas of land in close proximity to the plot and has planted native woodland which has created an excellent place for walking, hacking and cycling.

Rights of way extend westward out about 7 miles to thousands of acres of land at Devilla Forest as well as the Dunfermline-Kincardine-Dollar disused railway line, now a cycle path. Saline Hill, Craiguscar Hill and The Glen are in close proximity to Sunnyside and the nearby Ochil and Cleish Hills are popular with walkers and mountain bikers.

Saline Golf Club offers very reasonable membership prices for all ages. In the surrounding Fife area there is a huge number of different courses. Other sporting opportunities are possible nearby, including fishing which is available on nearby lochs and reservoirs including the well-known nature reserve Loch Leven. The Loch Leven heritage trail is a fantastic cycling and walking trail accessible by anyone as well as catering to wheelchair needs.

The private tarred access road is on the left of the ruin



Lands to the east



View of Sunnyside from the north



The south east end of the 7 acres field (still to be fenced off)

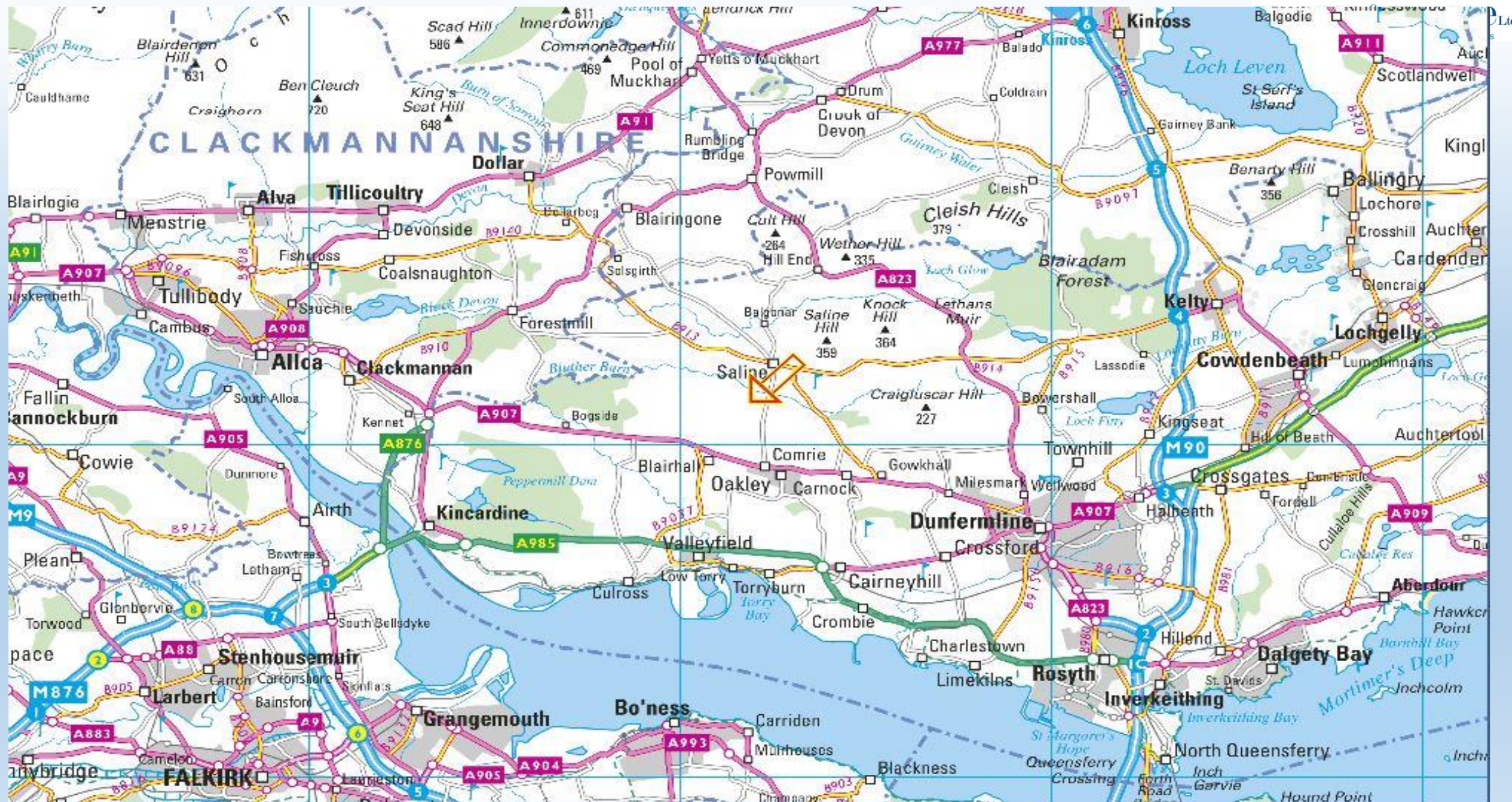


View of Sunnyside + the 0.75ac from the west



View of Sunnyside from the south





Directions

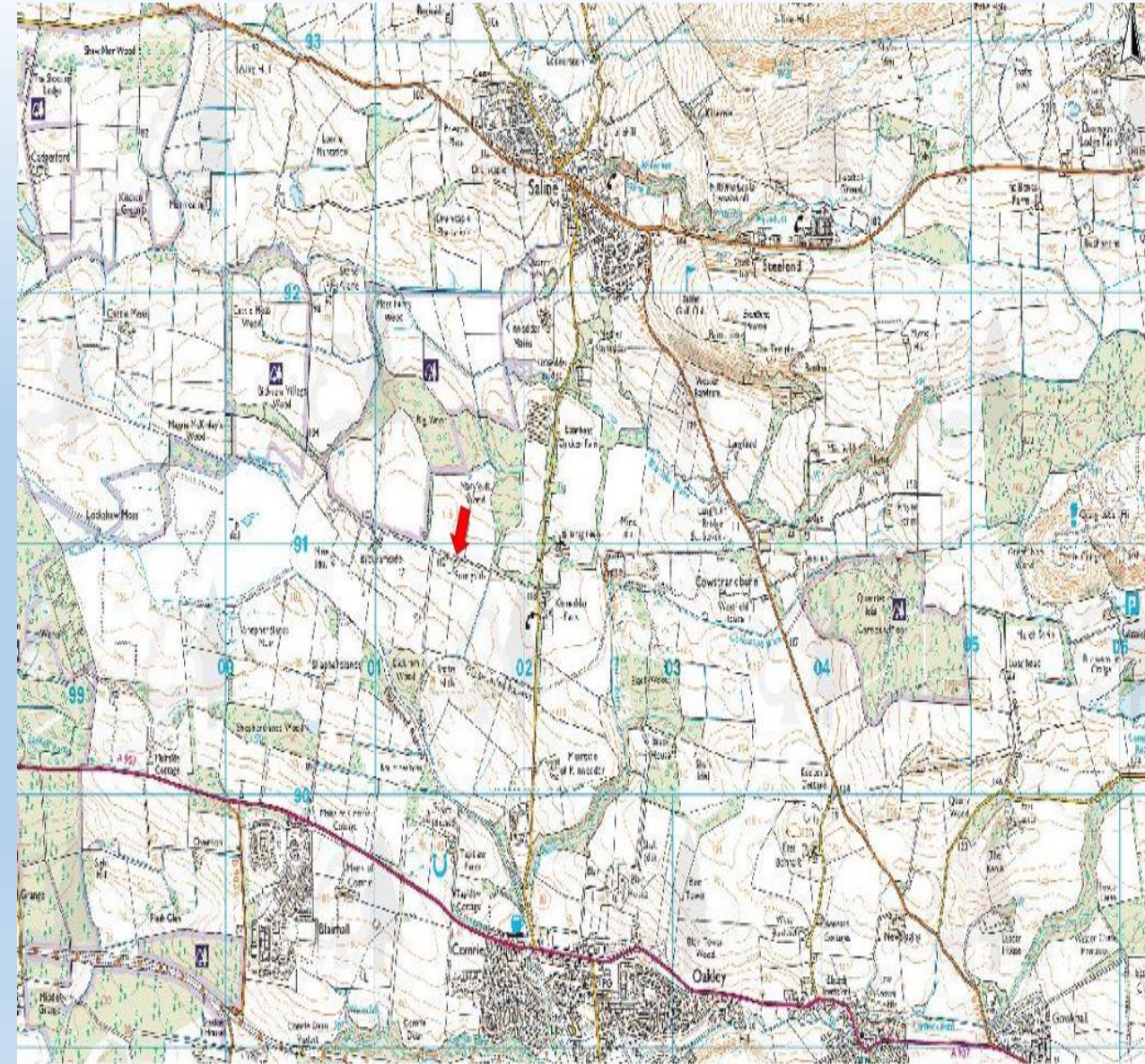
From Dunfermline leave by taking Baldriceburn and continue on as the road becomes Rumblingwell/A907. From here follow the A907 to Oakley then take the right off the main street which has signs for Dollar and Saline. Follow this unclassified public road for 0.9 mile and at the end of Kinnedder Park Hamlet on the right turn left along a private tarmacadamed road to Bickramside Farm. Sunnyside is first on your left hand side 525 metres up the road.

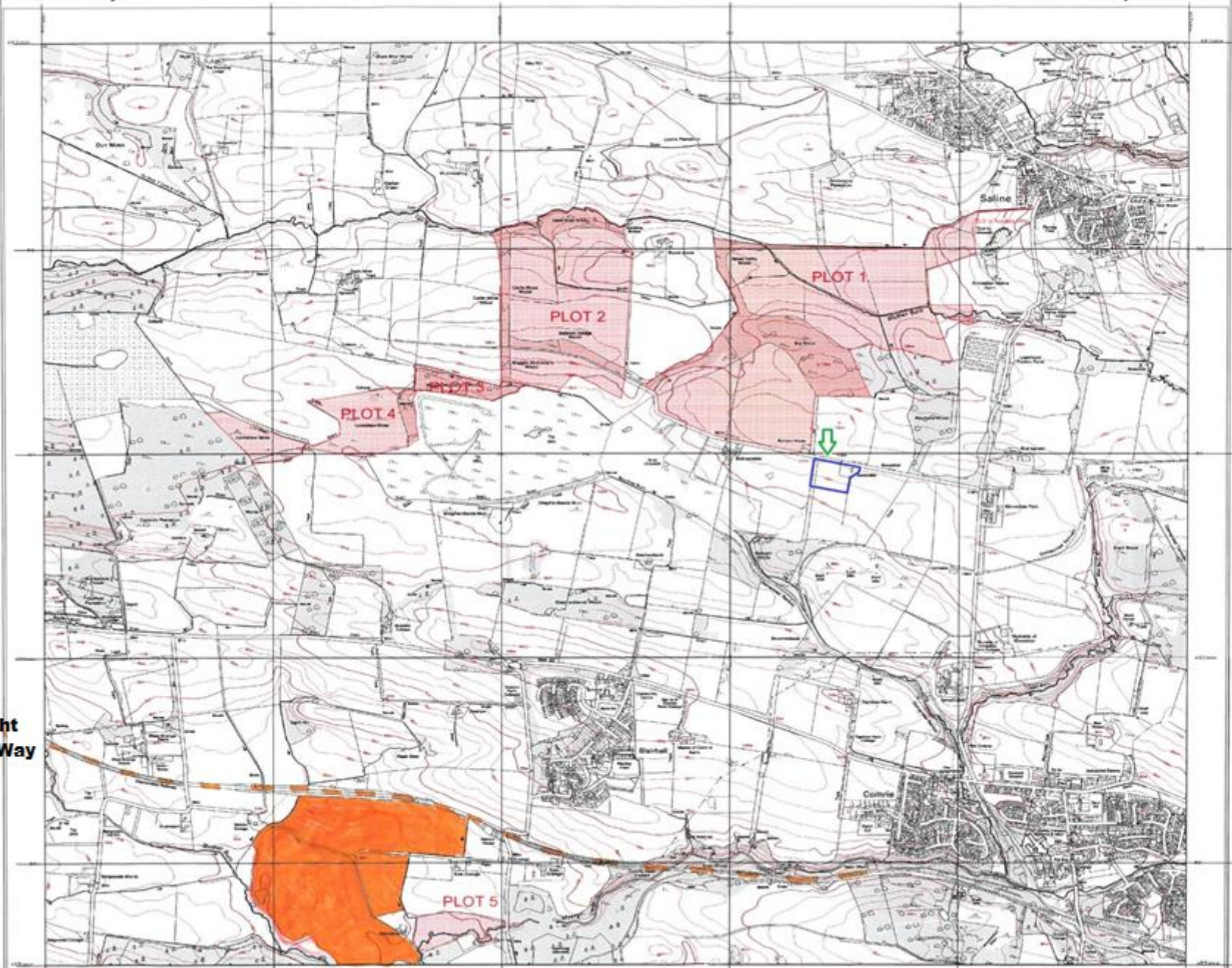
From Dollar follow the B919 to Saline. From Saline head south on the Oakley road past the school for just over a mile. Turn right up Bicramside Road just as you enter the Kinnedder Park Hamlet. Sunnyside is first on your left after 525m.

From Kincardine proceed over the new bridge. Turn first left at the first roundabout and fourth left at the Gartarry roundabout along the A907. Proceed past Blairhall and turn first left on entering Comrie (at the start of Oakley). Proceed up this road for 0.9 mile and then turn left. Sunnyside is first on your left after 525 m.

From Edinburgh take the Queensferry Crossing and come off at junction 1C Admiralty for the A985 signposted Kincardine. At the junction just west of Valleyfield turn towards Blairhall and proceed past Blairhall to the T Junction A902. Turn right towards Dunfermline, proceed past the pub at Comrie and first left towards Saline (just before Oakley). Proceed up this road for 0.9 miles turn left at Kinnedder park. Sunnyside is first on the left after 525 metres. Turn left after 0.9 mile as above.

From Perth take the M90 and exit at Kelty (junction 4) and proceed along the B914 to Saline. Turn left just after the shop sign post on the Oakley road and after a mile turn right just before Kinnedder Park. The plot is first on the left after 525 metres.





NOTES

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KEY

LAND PLOTS FOR SALE

PLOT 1 - 84.2 HA (208.0 ACRES)
 PLOT 2 - 40.1 HA (111.4 ACRES)
 PLOT 3 - 3.5 HA (9.5 ACRES)
 PLOT 4 - 16.1 HA (39.8 ACRES)
 PLOT 5 - 8.7 HA (21.6 ACRES)

TOTAL - 154.0 HA (380.4 ACRES)
 (Note: Size of plots based on OS 1:25000 plan
 areas to be verified with reference to OS 1:25000
 and Land Title plans.)

REVISIONS

REV	DATE

LAND REGENERATION & DEVELOPMENT LTD.

 UNIT 25 CONWAY GREEN BUSINESS CENTRE
 WIMBORNE, DORSET
 BH20 2JN
 01202 841111

THE CONWAY ESTATE FOREST/COMMERCIAL SALE PLAN	
Scale: 1:25000	Scale: 1:25000
Author: LRD	Author: LRD
Checker: LRD	Checker: LRD
Drawn: LRD	Drawn: LRD
Plan No: 001/001/001	Plan No: 001/001/001

SERVICES

MAINS WATER & PRIVATE DRAINAGE

It is anticipated that the drainage will be to a septic tank and soakaway. The house was previously on a shared private water supply which extends along the south of the private access road. The private water main is believed to be about 550 metres long from the house plot to the roadend. A water meter would need to be installed by the purchaser.

MAINS ELECTRICITY

It is up to the purchasers to satisfy themselves as to the cost and provision of mains electricity but there is a transformer at Bicramside farm steading which is about 500m to the west of the plot. Further information can be received from: Scottish Power, Cathcart House, Spean Street, Glasgow, G44 4BE, 01415 682000. The sellers have instructed McGregor McMahon to apply for a new electric supply.

MAINS GAS

There is a wayleave for a large gas main over lands to the east of the plot but it will not be able to be connected into. It is up to the purchasers to satisfy themselves as to the cost and provision of mains gas but it's unlikely that there is a viable supply. Further information can be received from Scottish Gas, PO Box 23114, Edinburgh, EH5 1YR.

PLANNING DEPARTMENT/ PLANNING CONSENT

Enterprise, Planning and Protective Services, Kingdom House, Kingdom Avenue, Glenrothes, KY7 5LY, 08451 551122. Detailed Planning Consent was given 02/10/08 Planning Ref 08/02319/WFULL. Material conditions are as follows: The roof shall be clad in second hand clay pantiles. The current owners believe that they started the development

and this triggered the implementation of the planning consent but McCrae & McCrae Ltd have requested clarification from Fife Council that this is the case to check that a new planning application does not require to be applied for. McCrae & McCrae Ltd believe that the ruins still comply with the Council's "Planning in The Countryside Policy" as the ruins are reasonably complete to "wallhead height".

THE 7 ACRE FIELD, COMPARABLE LOCAL SALES AND ASKING PRICE

The seven acres of land which are for sale with the house plot lie to the south and west of it. They are grade 3 (1) arable lands but only a 0.75 acres to the west of the house are fenced at present. The bulk of the land for sale lies to the south or west of the fenced lands. The south west and south east boundary is marked with posts. This south edge section of the land will have to be fenced off by the new owners (possibly with the neighbours paying 50%). Maintenance of the new fence will thereafter be maintained 50/50 with the neighbours.

McCrae & McCrae Ltd local sales show that often 2 acres of bare land sold next to a house or house plot can sell for £20,000/ac = £40,000 + 5ac @ £10,000/ac = £50,000 Total = £90,000). Total estimated land value (The present owner paid £200,000 for the plot + 7.25ac but realises he may not secure quite this total now). (This is reflected in the offers over £175,000 asking price). The property was drilled by Land-Drill Geotechnics, Philipstown, Linlithgow at a cost of £2000 and the land was seen to be stable.

THE ACCESS

The tarred private access road is shared with Bicramside, Standalane and Cattlemoss Farms. Future maintenance will be on a user basis. It is proposed that the purchasers install an access road in to the east of the house and one in to the west of the house to serve the field.

VIEWING AND REGISTERING AN INTEREST

Viewers can inspect the property without appointment but they view at their own risk. McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel. 01383 722454 or Rod McCrae on 07711 561814 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 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.

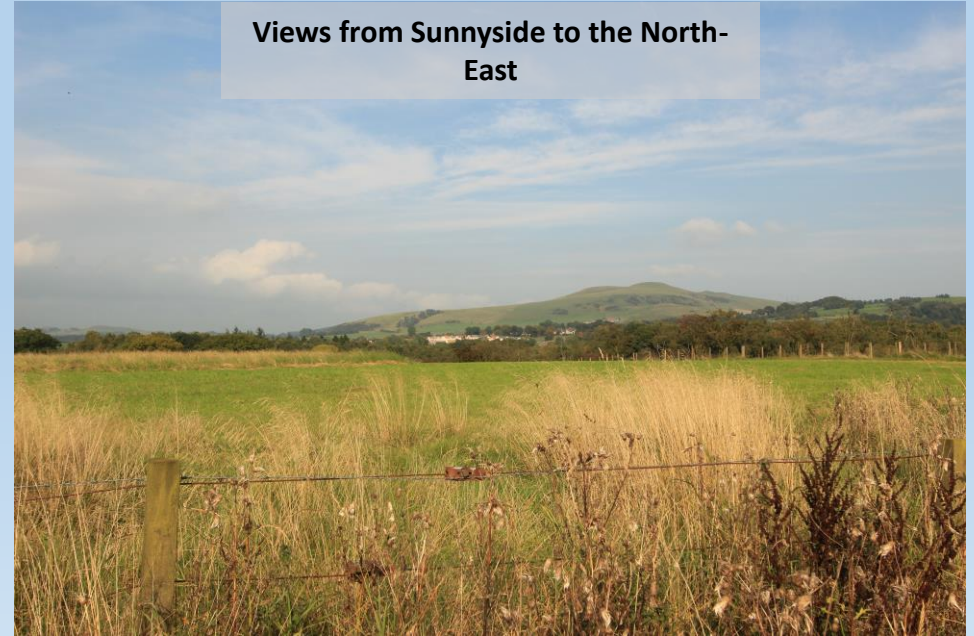
OFFERS

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.

Views from Sunnyside to the North-
West



Views from Sunnyside to the North-
East



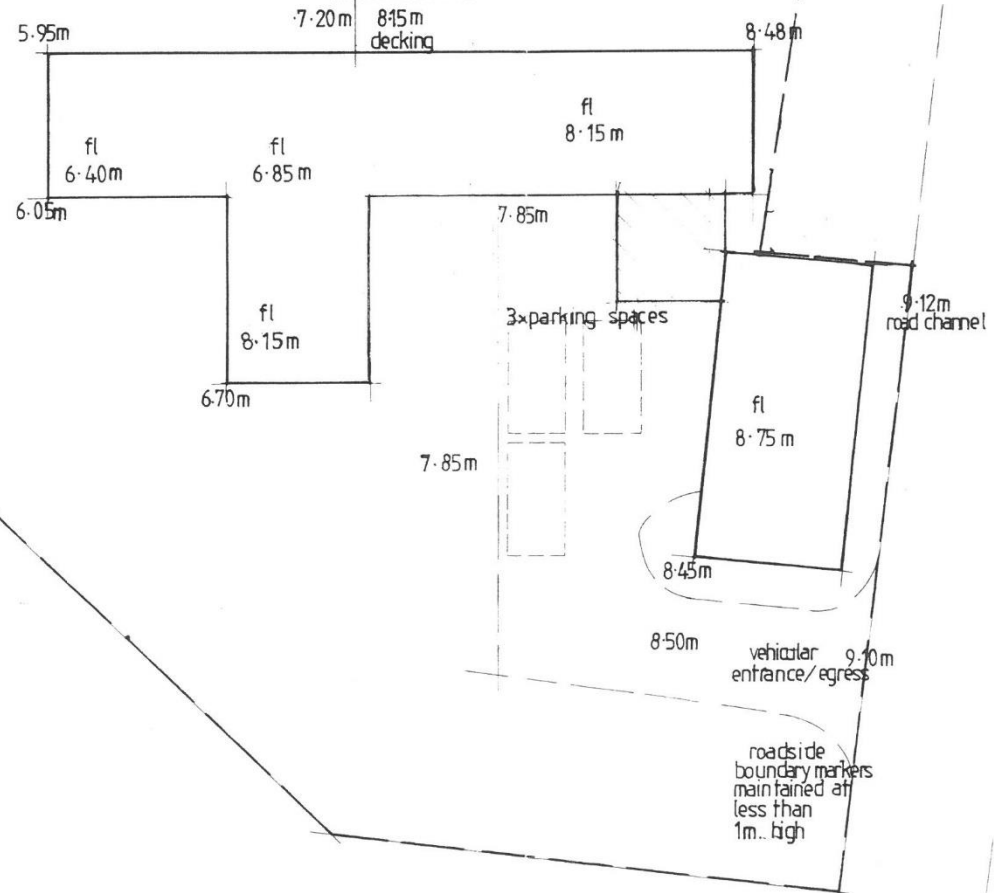
SEE DRG. NP 05/10/91-02
FOR ENTIRE SITE BOUNDARIES



EDGE OF
ROAD

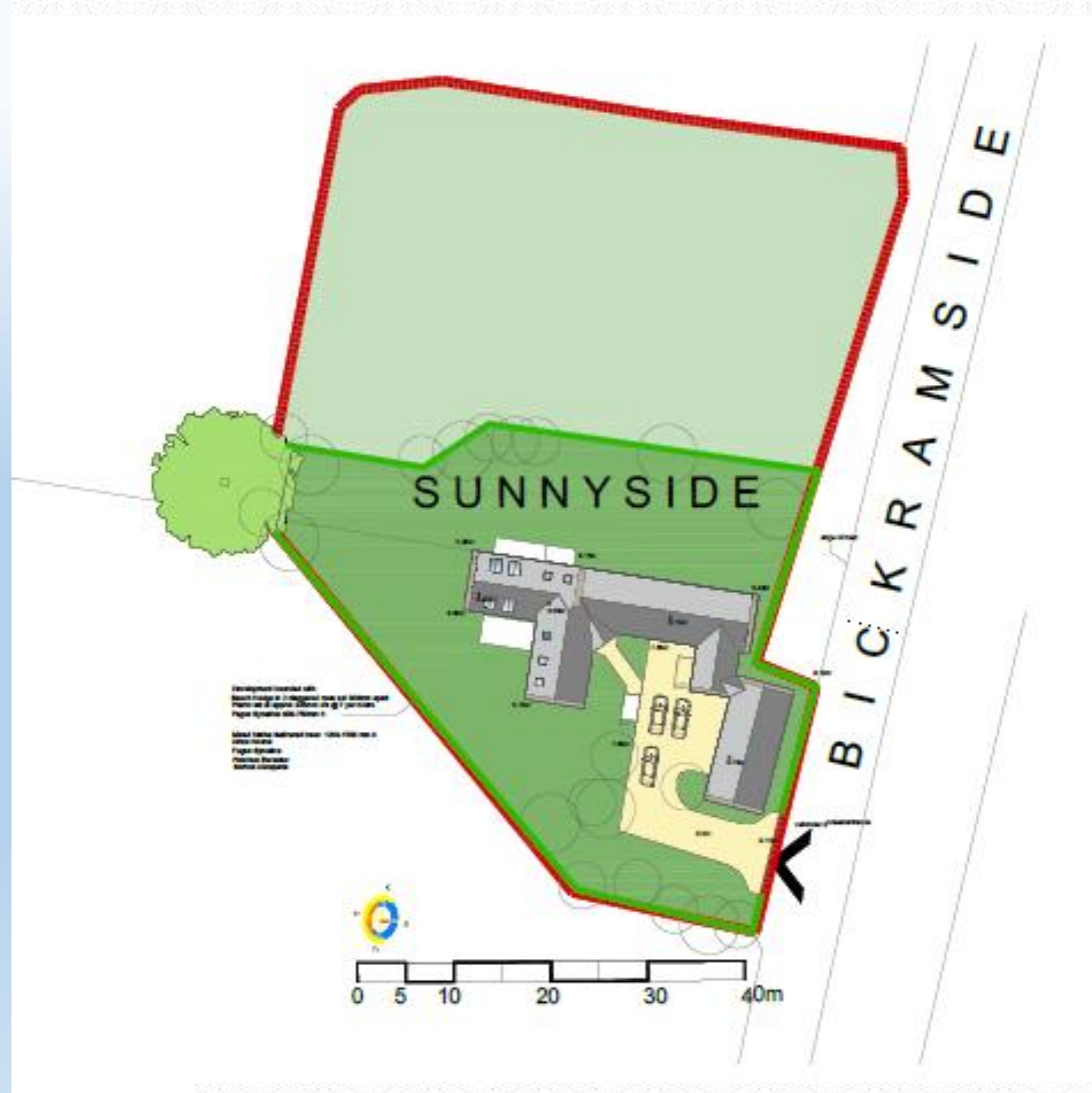
LAND
MARK

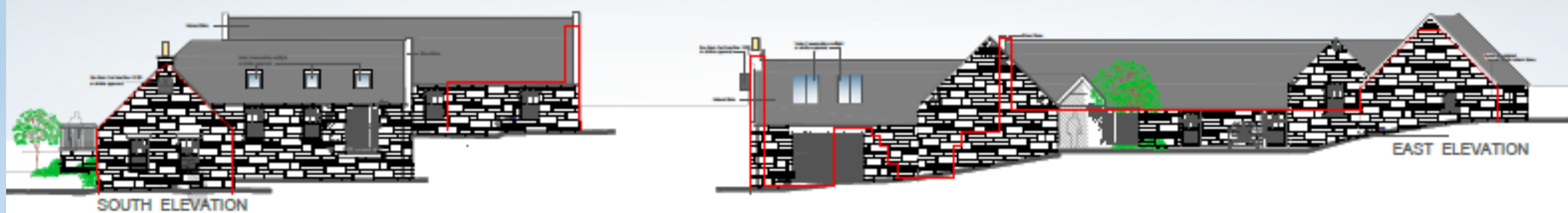
ON-HIGHWAY
BOUNDARY

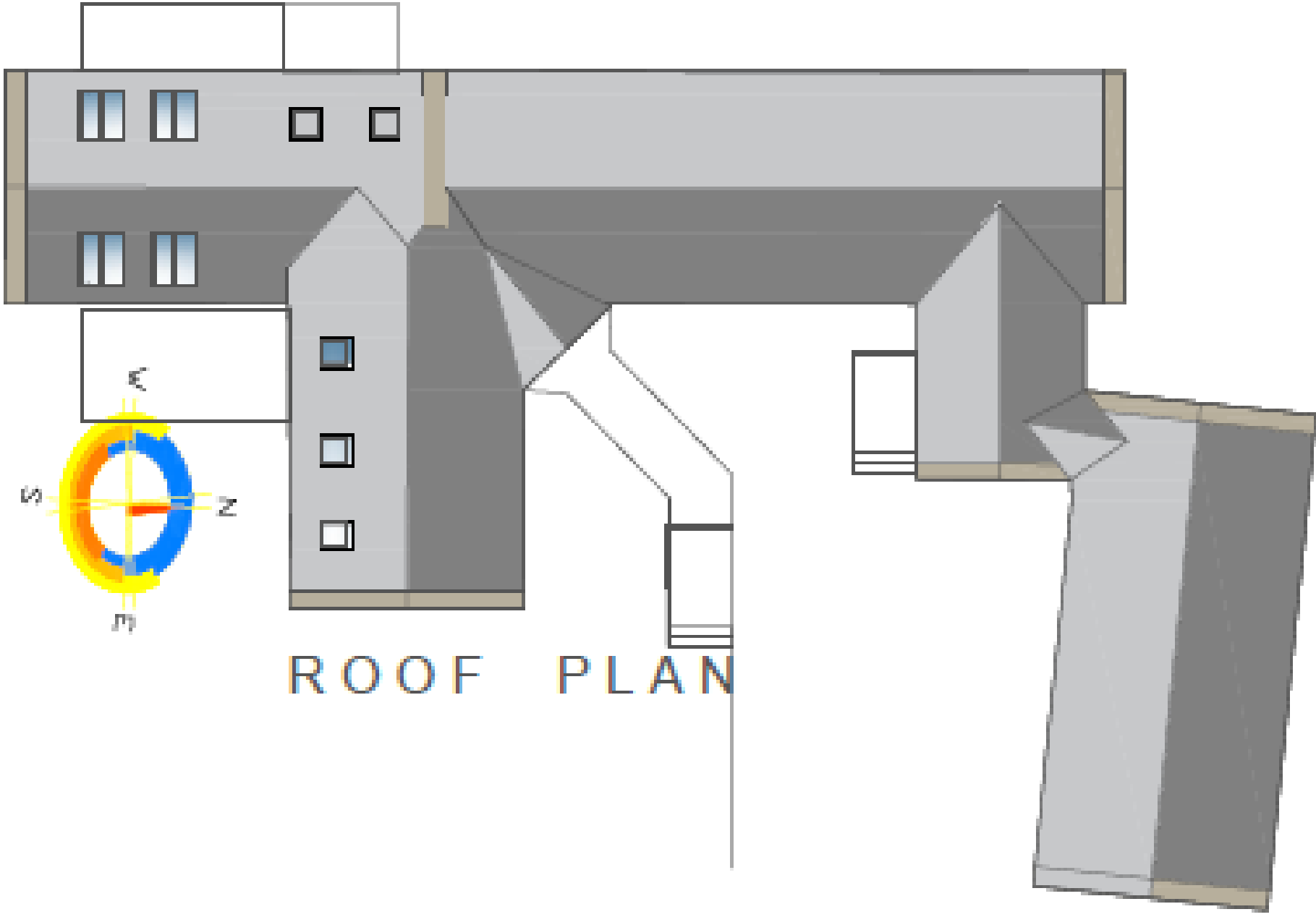


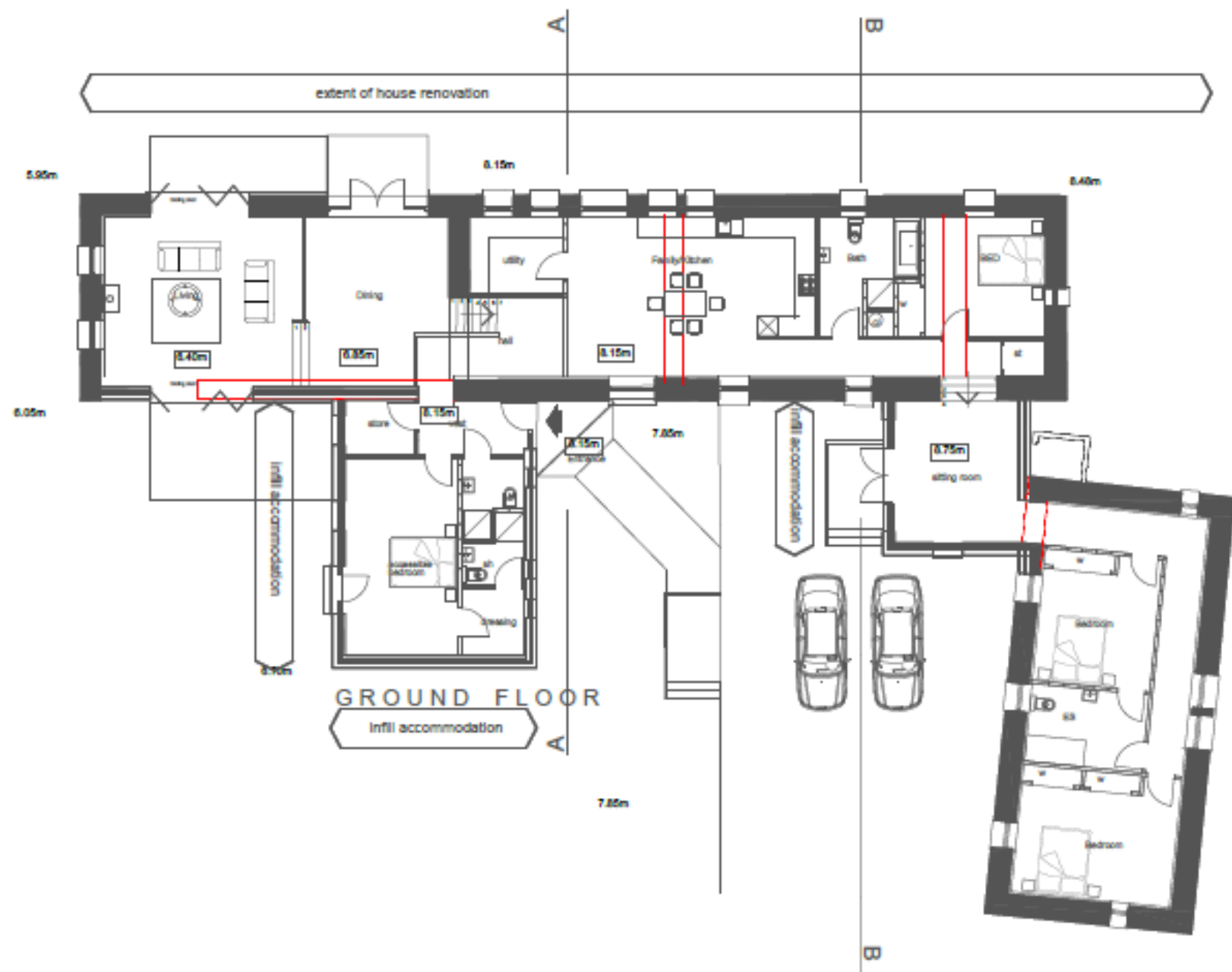
SITE PLAN











HOUSE BUILDERS

Ed Dalton
Pittencrieff LLP & E. Dalton Design &
Construction Services
Kilmory
Crombie Point
Dunfermline
KY12 8LQ
tel : 01383 882382
mob : 07843 627938
e-mail : ed.dalton@pittencrieff.com
Web : www.pittencrieff.com

Paul Edney
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The Roundel
Hillfoots Farm
Dollar
Clackmannanshire
FK14 7PL
Phone: 01259 740 000
pauledney@hotmail.com
Web: www.hillfoothomes.com

AGB Developments Ltd
Allan Brown 01738 587610
allan@agb-developments.co.uk
Unit 10 Nether Friarton Ind Est
Friarton Road
Perth PH2 8PF

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

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

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 or sell it.

TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland
1 Wilderhaugh
Galashiels
TD1 1QJ
[01896 752271](tel:01896752271)
www.dan-wood.co.uk

Rob Roy Homes (Crieff) Ltd
Dalchonzie,
By Comrie
Perthshire
PH6 2LB
01764 670424
www.robroyhomes.co.uk

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