

Wallace View, Lower Killernie Farm, by Saline, Fife, KY12 9TT



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18.29 acres of pasture land

Saline 1m, Dunfermline 7m, Dollar 7m, Kincardine Bridge 10.5m, junction 4 M90 13m, Kinross 13m, Stirling 18m, Edinburgh 30m, Glasgow 38m

Wallace View at Lower Killernie Farm, Saline

Wallace View comprises Lot B at Lower Killernie Farm, Saline.

The lands extend to 18.29 acres and lie on the left hand side as you start up the road to Lower and Killernie Farms. The lands are well fenced and drained productive grasslands. There is a burn and a strip of woodlands and a secondary access road onto the unclassified public road to the west.

They are west facing and have wonderful views towards the National Wallace Monument, the Ochil Hills and the Forth Valley.

The lands have a mains water pipeline through them and mains electricity is nearby in land owned by the seller. The lands would be ideal for a Section 75 house application: planning consent would be secured initially for a mobile home and 20 stables. The livery business would have to be established. After two years of trading successfully the application should qualify to secure planning consent for a house. The use as a livery yard need not be continued thereafter. Possible new entrance if required.

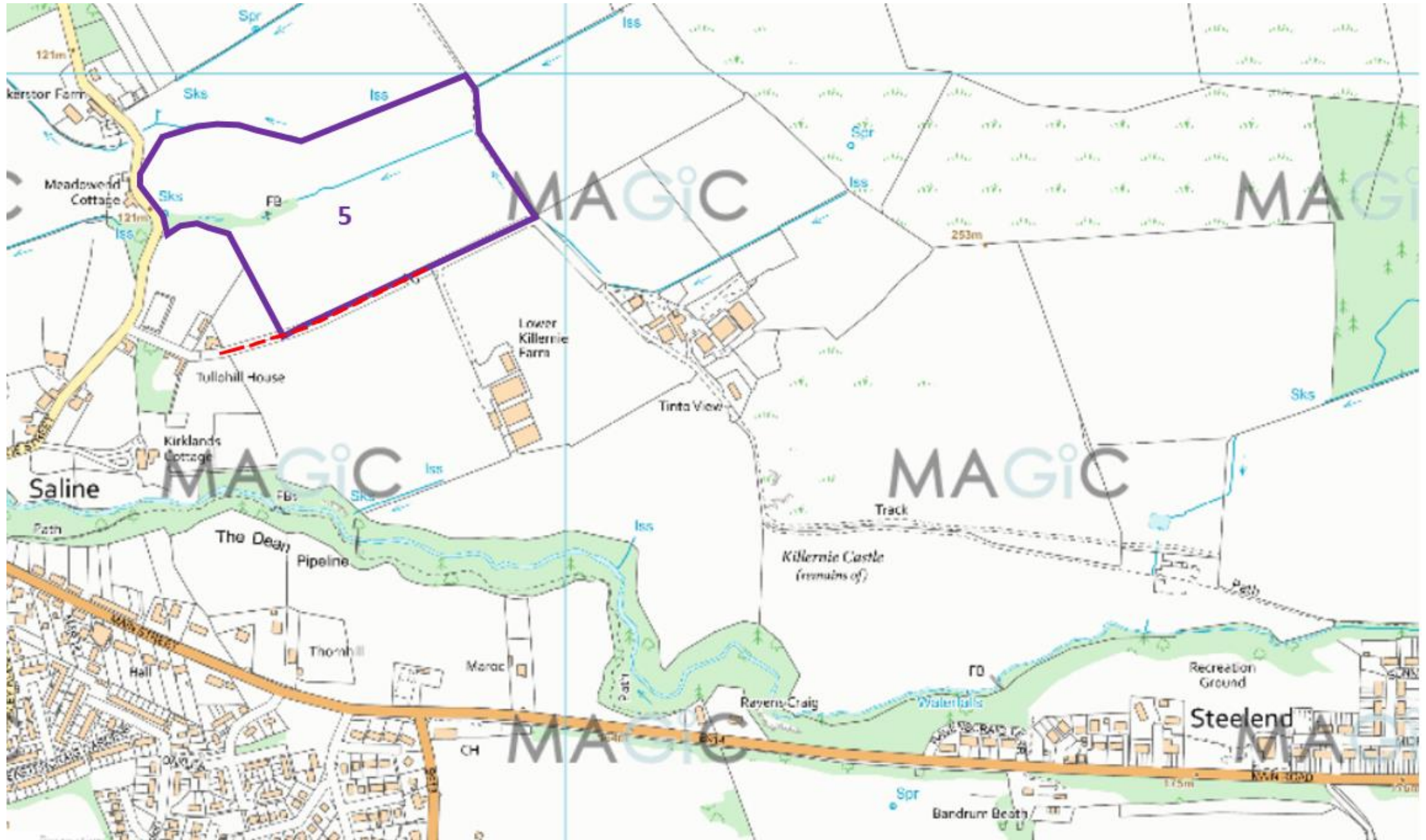
18.29 acres at £7500 per acre



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

**Wallace View
Is outlined in
purple**

**The red dotted
line shows a
recently tarred
road 300m long
with two cattle
grids either end**



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Basic Payment Scheme (BPS) & IACS (if possible)

The BPS entitlements for this land are not included in this sale. However, they may be negotiated separately between the vendor and successful partner.

Sporting Rights

Any sporting rights are included in the sale so far as they are owned.

Mining Rights

Any mining rights are included in the sale so far as they are owned.

Local Authority

Fife Council

Fife House, North St, Glenrothes KY7 5LT

Takeover of Hay or Haylage

If hay or haylage and silage are left in store at way go, these must be taken over at valuation. The same applies to oil and diesel tanks.

Viewing

Viewing is strictly by appointment. Please don't park at the road end (where the farm road meets the public road), or anywhere that you might 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.

Plans, Areas and Schedules

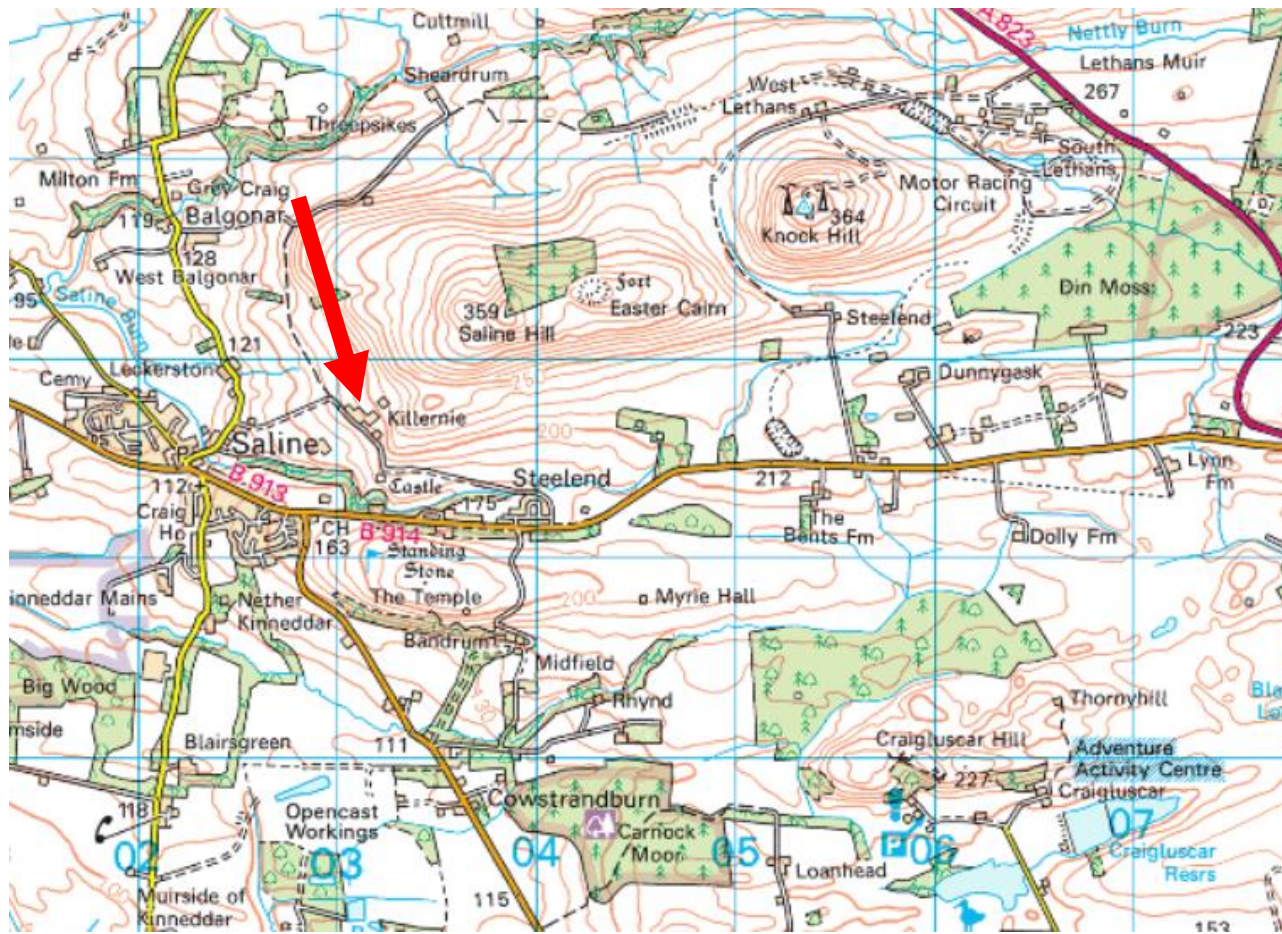
These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensate in respect thereof.

Sellers Solicitor

Graeme Leith at Brodies LLP Solicitors act on behalf of the sellers Mr and Mrs Robin Squair. Tel: 0131 656 3748 Email:

graeme.leith@brodies.com

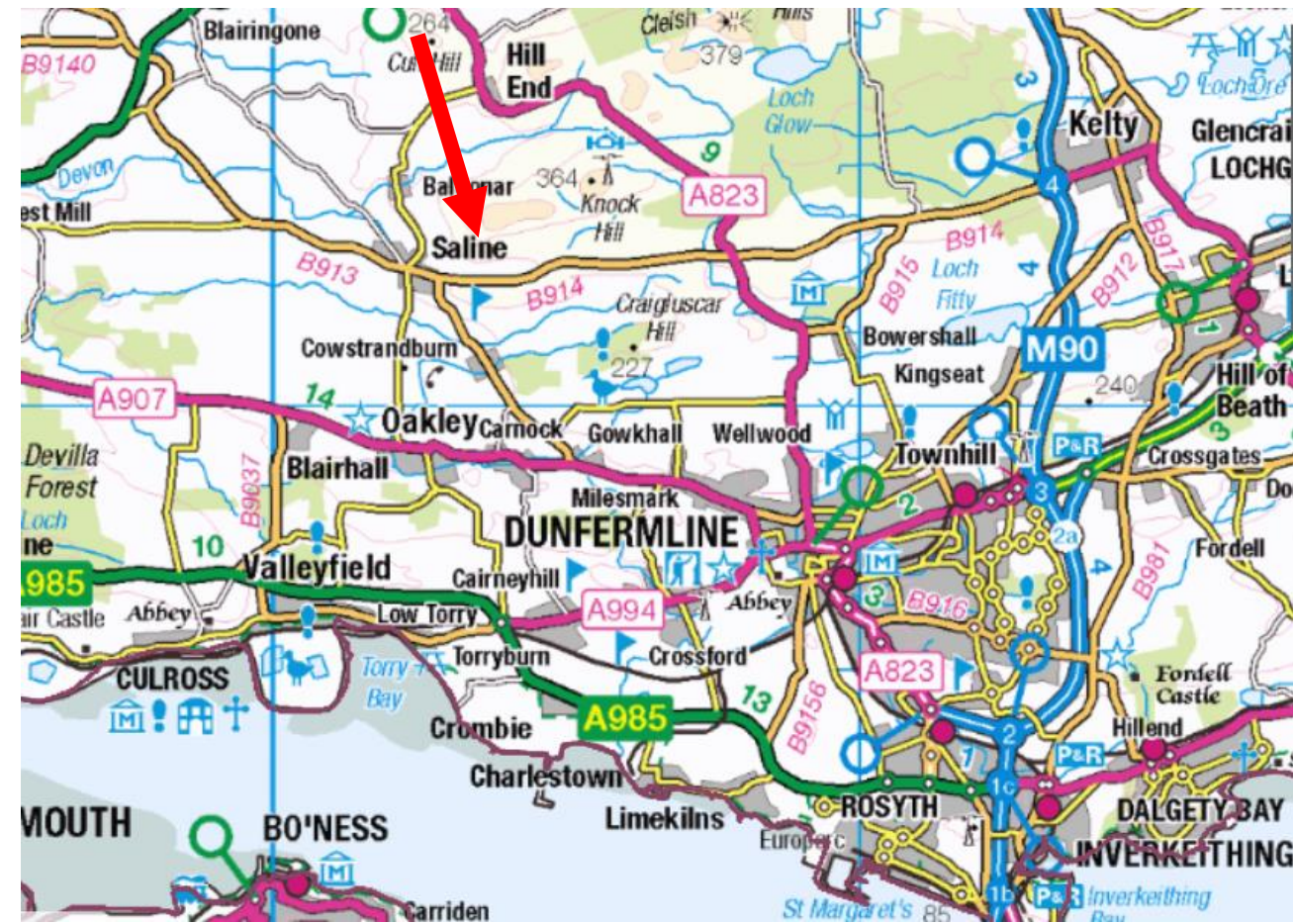




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Directions

From Edinburgh: Take the M90 north and turn off at junction 4 (Kelty). Head west along the road signposted to Saline/Dollar B914. Cross over the A823 Crieff /Dunfermline road and head through Steelend and into Saline. At the junction in the centre of the village, where there is a bus turning circle (opposite the church), turn right into North Road and first right into Bridge Street. The road rises out of the village and bends to the left. The entrance to Lower Killernie farm is after the last house on the right. There is a short section of type 1 road then a new tarmacadamed section. Go past the house on the left and over the second cattle grid and **park in the field on the right**. Walk back over the cattle grid and the field gate is immediately on your right. Please walk to view the field as opposed to driving over it.



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From the north: Take the M90 south to junction 4 (Kelty) and follow the directions above.

From the west: Cross the Clackmannanshire Bridge and follow the A876 to Gartarry Roundabout. At the roundabout take the A907 (signposted Dunfermline). In the village of Comrie take a left turn to Saline. At the T-junction turn left into the heart of Saline and at the bus turning circle follow the directions as above.

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

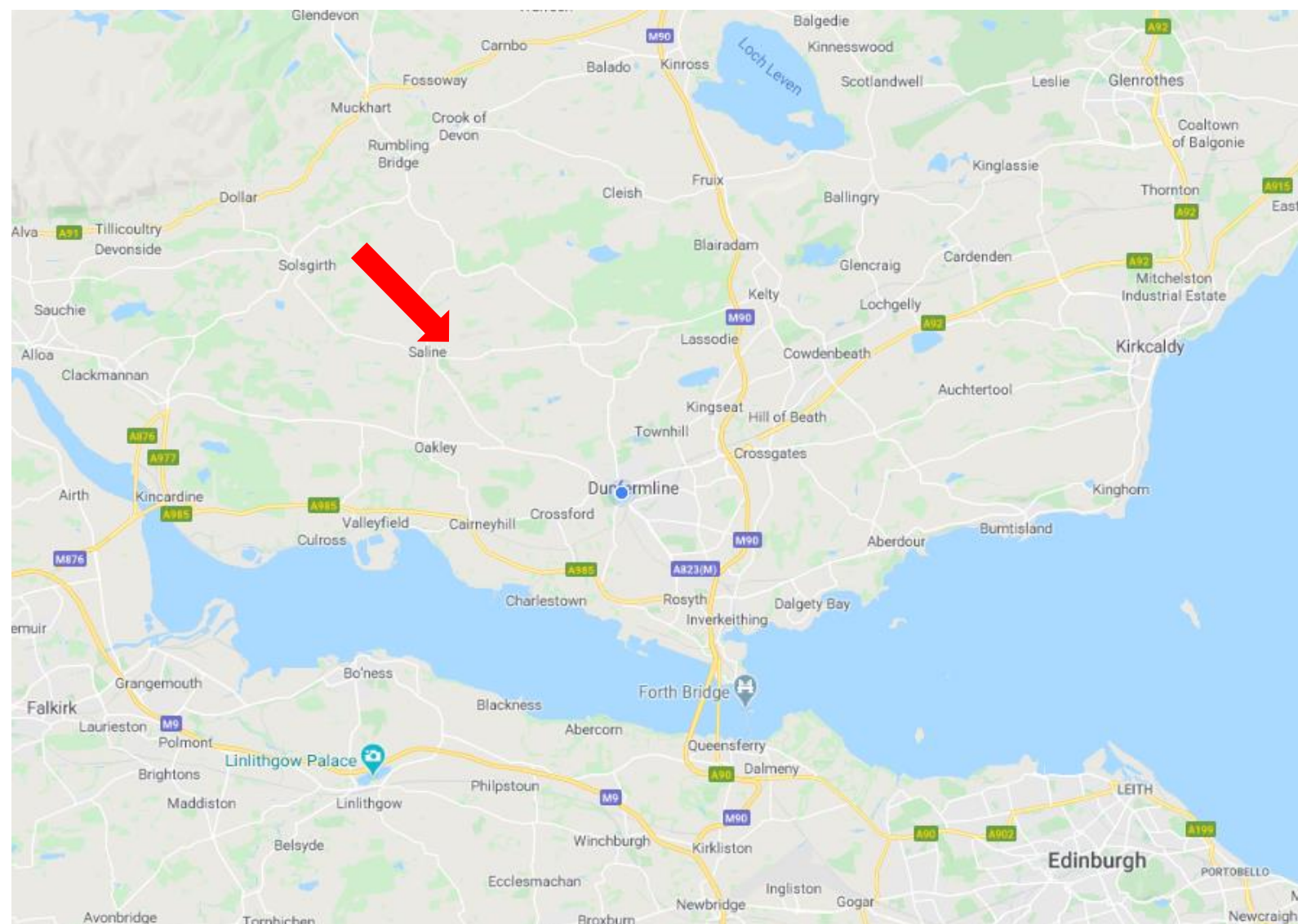
These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any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

Date of Entry

The sellers would like date of entry to tie in with them securing a property to buy.



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