

**RESIDENTIAL DEVELOPMENT SITE PLOTS AT WHITEHILLS  
SAWMILL, CROSSGATES, FIFE, KY4 8EX**

# RESIDENTIAL DEVELOPMENT SITE AT WHITEHILLS SAWMILL, MILL FARM ROAD, BY CROSSGATES, FIFE, KY4 8EX

Unique small residential development site only 2 miles from Aberdour

Crossgates 1.5m, Aberdour 2m, M90 Jct 3 – 3.5m, Dunfermline 5.5m, Kinross 13m, Kirkcaldy 10m, Glenrothes 16m, Edinburgh 20m, Perth 29m, Dundee 40m, St Andrews 36m, Falkirk 28m, Glasgow 46m

**For sale as 9 serviced plots. Lots 2 & 3 now under offer.**

Residential development opportunity – 1.8 acres with planning permission in principal for 9 detached house plots. See Fife Council planning ref: 18/02191/ARC

Lovely views over countryside to the East and West and beautiful views of the Firth of Forth and the rail and road bridges to the south west.

All plots will be fully serviced with mains private water, gas and electricity.

For sale as detached house plots, offers over £70,000 to offers over £100,000 individually as serviced plots with the owner installing the services and a new entrance road off the quiet Aberdour-Crossgates unclassified public road.

Picture – Views to the south from the development site.

Front cover – Views to the south west from the site.



McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline,  
Fife KY12 7PD 01383 722454



Existing and proposed site plans
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View South East from Mill Farm Road



View north West from NE farm Road

**Project**  
 For more information, visit <http://msdn.microsoft.com>

Address	Rev.
Vol. 1, p. 10, line 1	1. 10. 1

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12/20/78  
174

Date	Project No.	1
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## Individual Block Plans





## SITUATION

Whitehills Sawmill enjoys a rural setting and is situated east of Dunfermline. It lies 1.5 miles southeast of the Park and Ride at Halbeath, and Crossgates and walking distance to the Coaledge Tavern at Fordell north of the seaside resort of Aberdour. The site is desirable and lies only 2 miles from Aberdour's railway station, with trains every half an hour to Edinburgh's Waverley, with the journey itself only being 30 minutes.

Aberdour is a scenic and historic village, looking south to the island of Inchcolm and its Abbey, over to Leith and Edinburgh. It was nominated for "Best Coastal Resort" in Scotland. The village nestles between the bigger coastal towns of Burntisland to the east and Dalgety Bay to the west.

The village's winding High Street lies a little inland from the coast. Narrow lanes run off it, providing access to the more hidden parts of the village and the shoreline itself. The Silver Sands beach is one of Scotland's seven "Blue flag" awarded beaches, which denotes an exemplary standard of cleanliness, facilities, safety, environmental education and management.

An important asset is St Fillan's Church which is one of the best-preserved medieval parish churches in Scotland dating back to the 12th century.

An important asset is St Fillan's Church which dates back to the 12th century. Furthermore, a number of vernacular buildings of the 17th and early 19th centuries, like the castle, add to the historic scene.

Aberdour has a very popular yearly festival, which runs from late July to early August and features musical events, shows, sporting events and children's events.

There are restaurants and local shops at Aberdour and Crossgates with larger supermarkets, leisure centres and excellent facilities in Halbeath (M90) 3.2m, and in Dunfermline (5.5 miles), Perth (29 miles), and Edinburgh (20m).

## DESCRIPTION

Approximately 1.8 acres of exciting development opportunity to accommodate 9 detached dwellings.

The indicative layouts in these particulars is shown on Page 3. **The planning permission was granted at appeal. Possible house types are annexed but there may be scope for a purchaser to have a house designed specifically for them.**

## OWNERS

Mr Jim & Mrs Alison Thomson



### **VIEWING AND REGISTERING AN INTEREST**

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), 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**

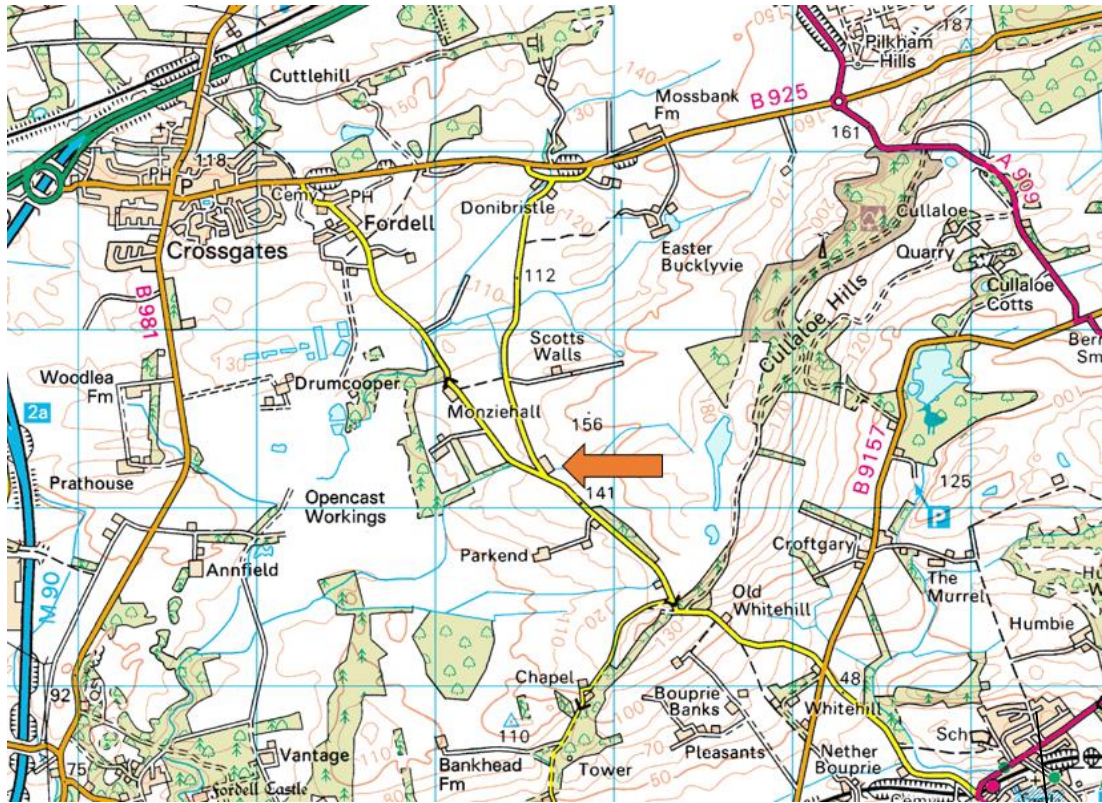
These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise,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







Aberdour

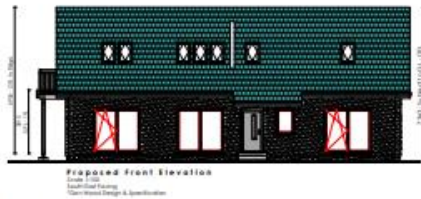
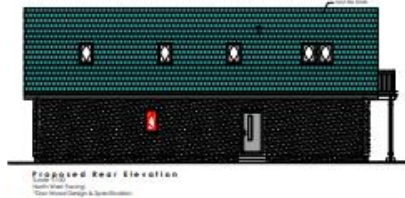
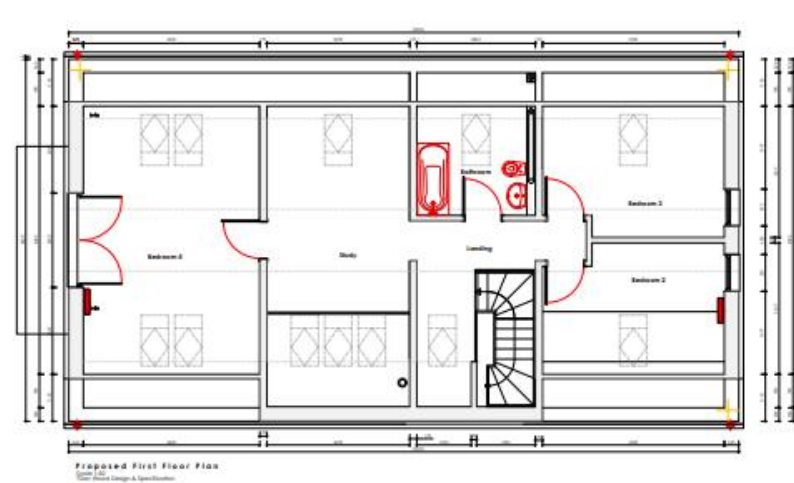
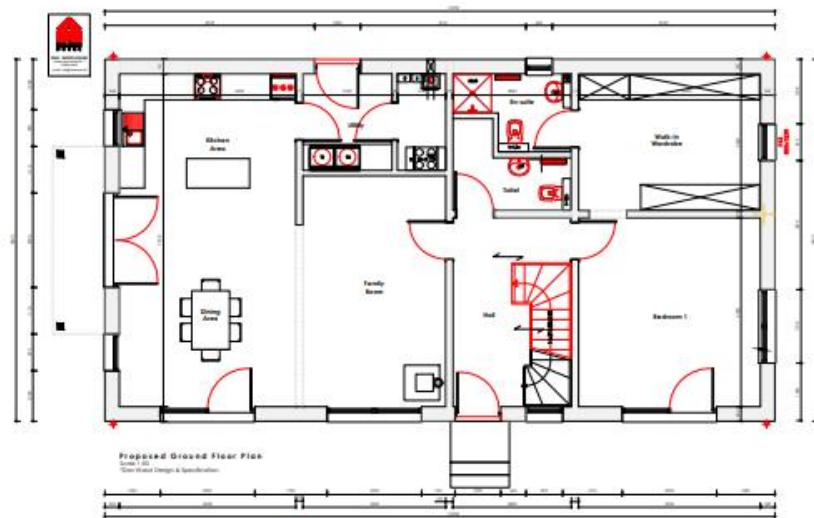


**Directions: From the Forth Bridge** A90, take the Dunfermline Exit (junction 3). Take the third left at the roundabout onto the A92. At the next roundabout take the third exit (ignore the first exit which is the Park and Ride) to Crossgates. Turn right at the T junction in Crossgates and first left along the B925. Go past the garage and turn next right opposite The Miller Homes Development towards Fordell and Aberdour. After about a mile you come to an oblique fork in the road with a road joining from the left. Turn first left after about 50 metres into the Development Site.

**Directions: From Kirkcaldy** Proceed along the A92 dual carriageway. Take the Cowdenbeath turnoff and turn left. At the next roundabout turn third left onto the B925. After a quarter mile turn left through Donibristle. After a mile the road joins another road from the right. Turn first left into The Sawmill Site.

**Directions From: Aberdour Station** Turn first right and immediately first left. At the intersection with the B9157 turn right and immediately first left up Mill Farm Road. Continue past the sharp bends and the house sit is on the right just before the next road intersection.

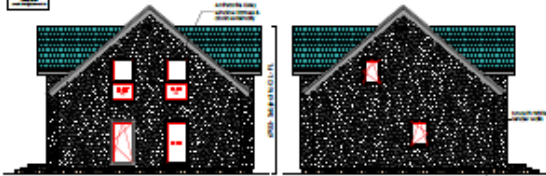
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Plot No.	1 & 2
Estimate Number	0000
<b>andrew allan architecture</b>	
Project	
Prepared: residential at the university (2 houses in total) Source: Design: drawings	
Address	
140001 Second 101 Eastwood Crescent WVA	
Rev.	
Sheet	
Date	Project No.
July 2018	110112
1 A	

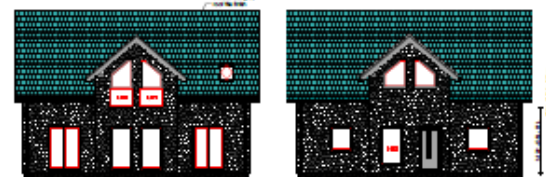


## PLOTS 3-5 + 9



Proposed Side Elevation  
Garden Design & Specification

Proposed Side Elevation  
Garden Design & Specification



Proposed Rear Elevation  
Garden Design & Specification

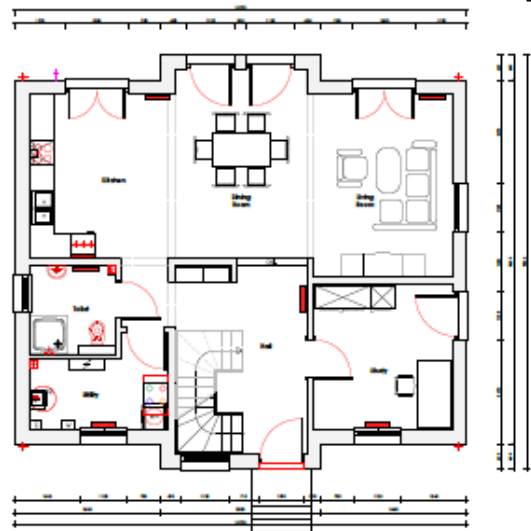
Proposed Front Elevation  
Garden Design & Specification



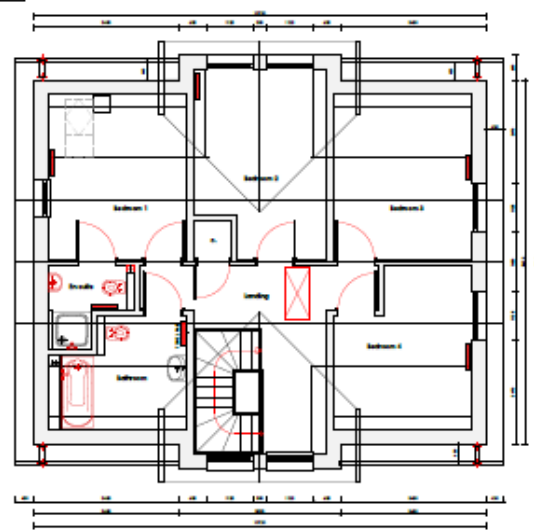
Rear / Side Elevation



Rear / Side Elevation



Proposed Ground Floor Plan  
Garden Design & Specification



Proposed First Floor Plan  
Garden Design & Specification



Front Elevation

Plot No.	3-5 + 9
Client Name	Mr. X
<b>andrew allan architecture</b>	
Project: Proposed residential development of 4 houses (4 plots) - House Design & Construction	
Address: 123 Main Road, London, UK	Doc. No.
Client: Mr. X	Sheet: 2A
Date: 15/10/2023	Project No.: 12345

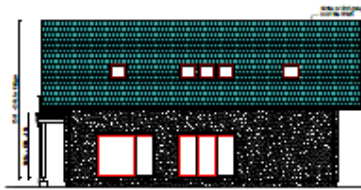
# PLOT 4



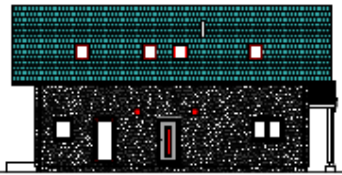
Proposed Front Elevation  
Scale 1:50  
See Floor Design & Specification



Proposed Rear Elevation  
Scale 1:50  
See Floor Design & Specification



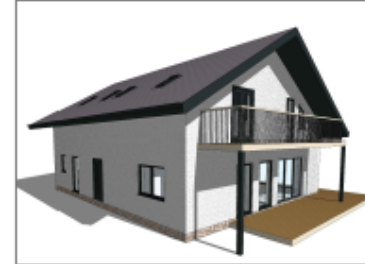
Proposed Side Elevation  
Scale 1:50  
See Floor Design & Specification



Proposed Side Elevation  
Scale 1:50  
See Floor Design & Specification



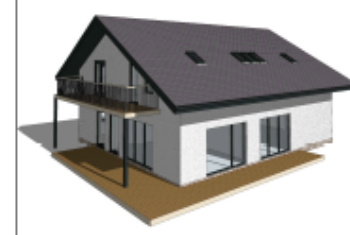
Side Elevation, South East Facing



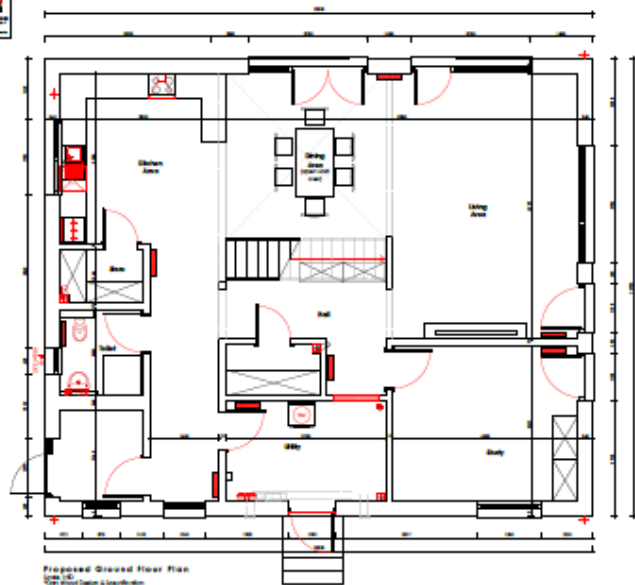
Rear Elevation, South West Facing



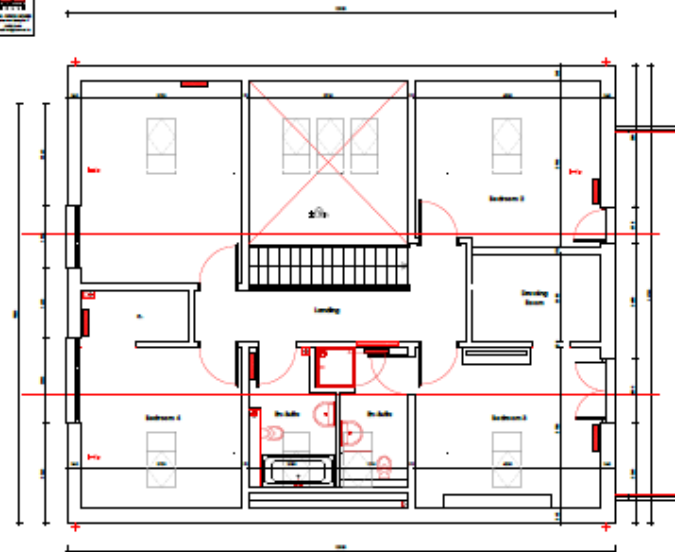
Front Elevation, North East Facing



Rear Elevation, South West Facing



Proposed Ground Floor Plan  
Scale 1:50  
See Floor Design & Specification

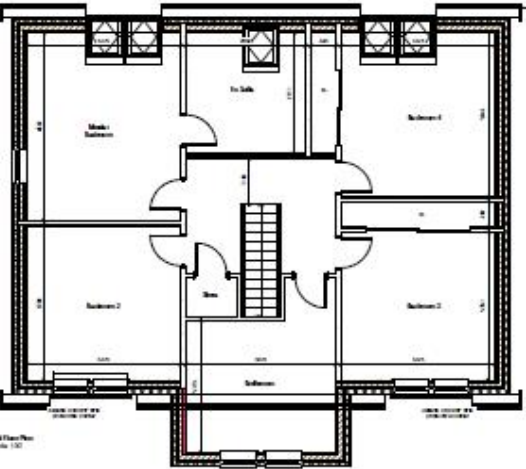
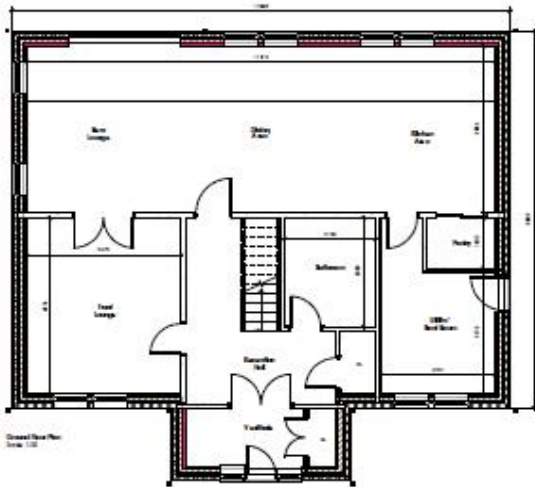


Proposed First Floor Plan  
Scale 1:50  
See Floor Design & Specification

Plot No.	1
Section Number	1
<b>andrew allan architecture</b>	
Project	
Proposed residential development (Plot 4 in total)	
House Design Drawings	
Address	
1411 North Street	
Coventry	
CV4	
Date	Project No.
14/04/2018	01000
Rev.	Sheet
	3A



PLOT 6



Project Name	Plot 6
Client Name	Client Name
Project Address	Project Address
Project Description	Project Description
Project Date	Project Date
Project Status	Project Status
Project Stage	Project Stage
Project Budget	Project Budget
Project Team	Project Team
Project Contact	Project Contact
Project Email	Project Email
Project Phone	Project Phone
Project Website	Project Website
Project Social Media	Project Social Media
Project Other	Project Other

## PLOTS 7 + 8

