

**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 1, 2, 3 & 5 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, fixed price £110,000 individually as serviced plots with the owner installing the services and a new entrance road off the quiet Aberdour-Crossgates unclassified public road. Plot 4 may reduce in size to make garage for plot 5.

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



View South East from Mill Farm Road



View north West from NE form Expo

Project
 For more information, visit <http://msd.cengage.com>

Address	Name
Vietnam, Hanoi	Le Thi Phuong

001711 240114-111734000
-1230278
171

Date	Project no.	1
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10/1/2018	10/1/2018	10/1/2018
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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 Coalgate 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.

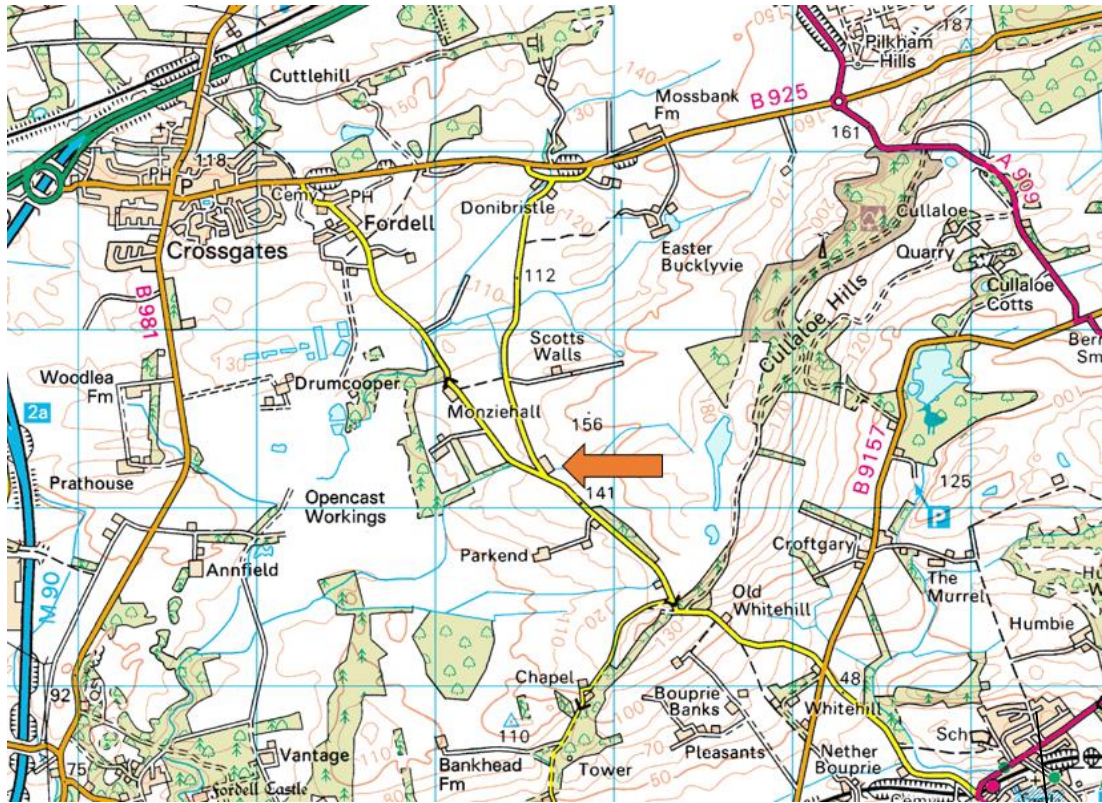
PROPERTY MISDESCRIPTION

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.

Proposed Ground Floor Plan
Scale: 1/50
Notes: All dimensions are in meters. All areas are to be confirmed on site prior to commencing work.

Proposed First Floor Plan
Scale: 1/50
Notes: All dimensions are in meters. All areas are to be confirmed on site prior to commencing work.

Proposed Side Elevation
Scale: 1/50
Notes: All dimensions are in meters. All areas are to be confirmed on site prior to commencing work.

Proposed Side Elevation
Scale: 1/50
Notes: All dimensions are in meters. All areas are to be confirmed on site prior to commencing work.

Proposed Rear Elevation
Scale: 1/50
Notes: All dimensions are in meters. All areas are to be confirmed on site prior to commencing work.

Proposed Front Elevation
Scale: 1/50
Notes: All dimensions are in meters. All areas are to be confirmed on site prior to commencing work.

Front Elevation, South East Facing
Scale: 1/50
Notes: All dimensions are in meters. All areas are to be confirmed on site prior to commencing work.

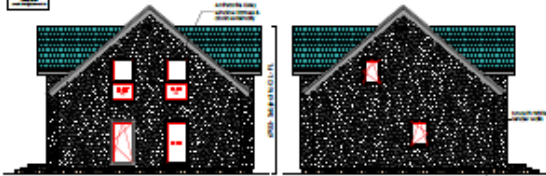
Side Elevation, South West Facing
Scale: 1/50
Notes: All dimensions are in meters. All areas are to be confirmed on site prior to commencing work.

Front Elevation, South East Facing
Scale: 1/50
Notes: All dimensions are in meters. All areas are to be confirmed on site prior to commencing work.

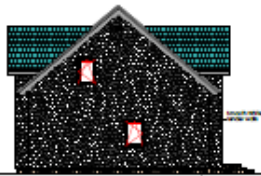
Side Elevation, North East Facing
Scale: 1/50
Notes: All dimensions are in meters. All areas are to be confirmed on site prior to commencing work.

Project No.	10000000
Project Name	10000000
Project Location	10000000
Project Date	10/10/2020
Project Status	10000000

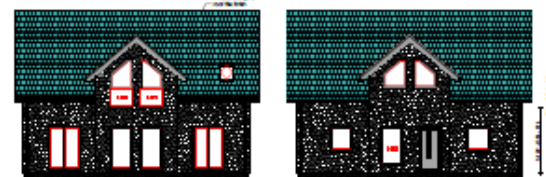
PLOTS 3-5 + 9



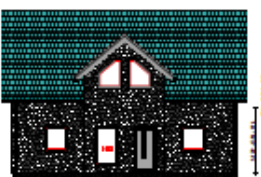
Proposed Side Elevation
12m x 12m
Garth Wood Design & Specification



Proposed Side Elevation
12m x 12m
Garth Wood Design & Specification



Proposed Rear Elevation
12m x 12m
Garth Wood Design & Specification



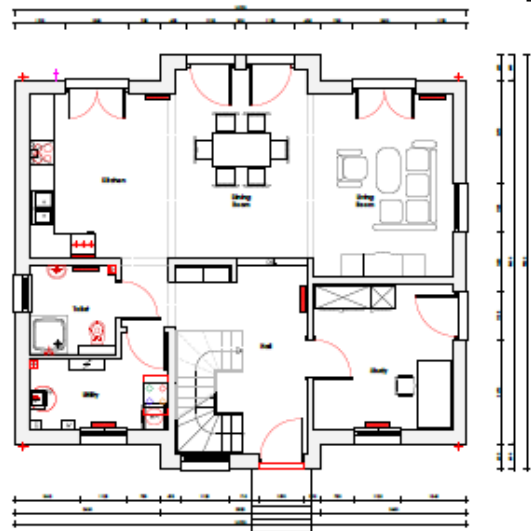
Proposed Front Elevation
12m x 12m
Garth Wood Design & Specification



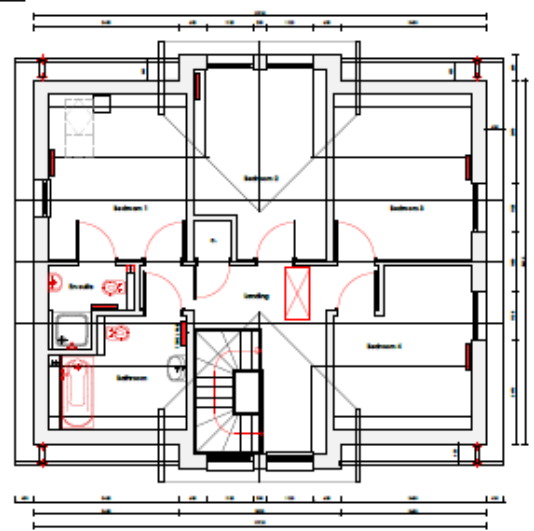
Rear / Side Elevation



Rear / Side Elevation



Proposed Ground Floor Plan
12m x 12m
Garth Wood Design & Specification



Proposed First Floor Plan
12m x 12m
Garth Wood Design & Specification



Front Elevation

Plot No.	3-5 + 9
Client/Owner	Mr. & Mrs. [Name]
andrew allan architecture	
Project: Proposed residential development of 3 houses and house design drawings	
Address: [Address]	Rev.
Client/Owner: [Name]	Client
Date: 14/11/2024	Project No. 12345
	Sheet 2

PLOT 4



Proposed Front Elevation
Scale: 1/50
Date: 10/10/2023
For: House Design & Specification



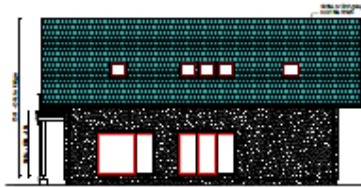
Proposed Rear Elevation
Scale: 1/50
Date: 10/10/2023
For: House Design & Specification



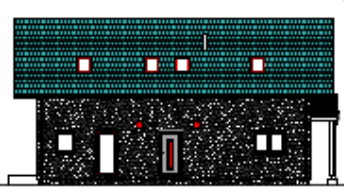
Side Elevation, South East Facing



Rear Elevation, South West Facing



Proposed Side Elevation
Scale: 1/50
Date: 10/10/2023
For: House Design & Specification



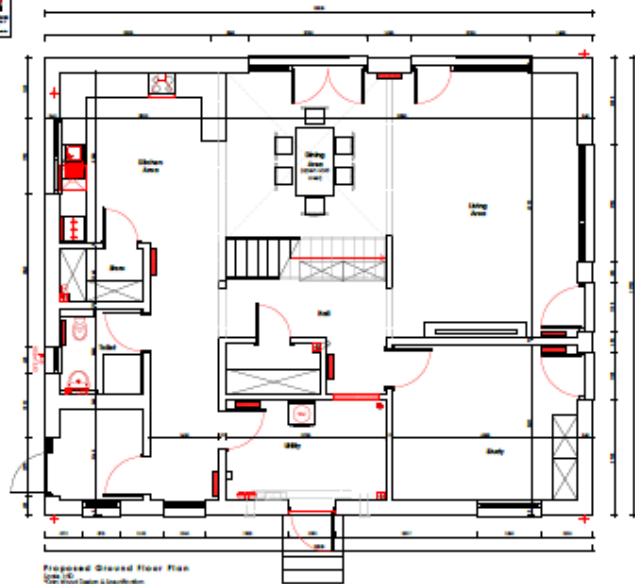
Proposed Side Elevation
Scale: 1/50
Date: 10/10/2023
For: House Design & Specification



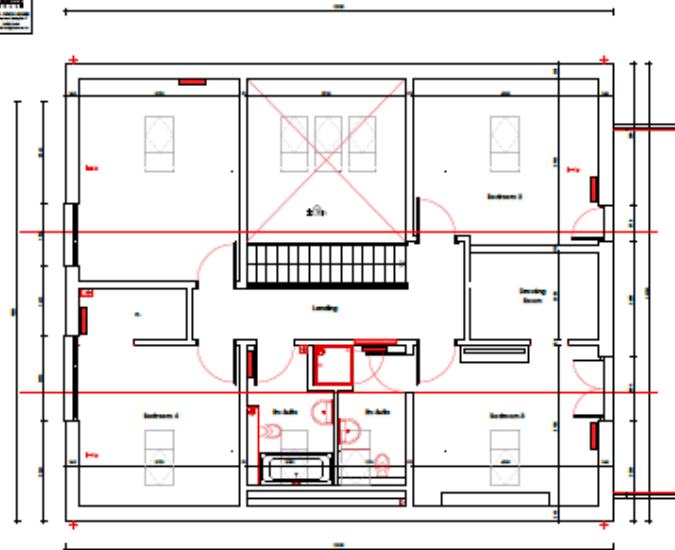
Front Elevation, North East Facing



Rear Elevation, South West Facing



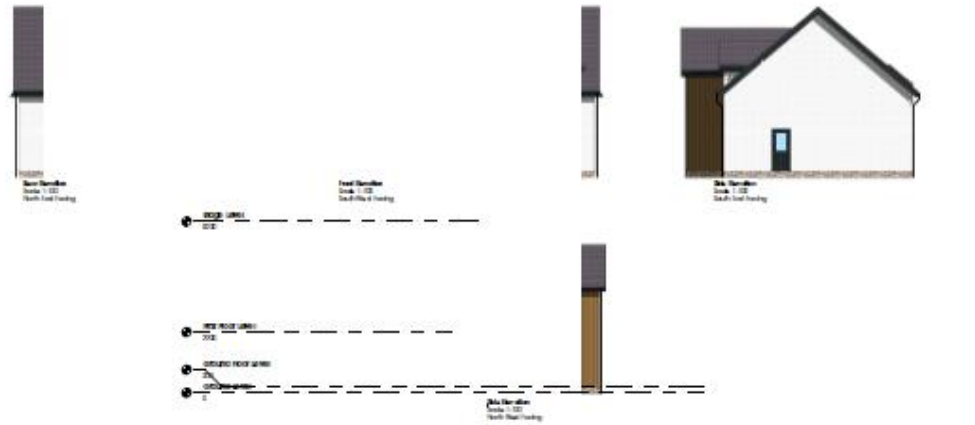
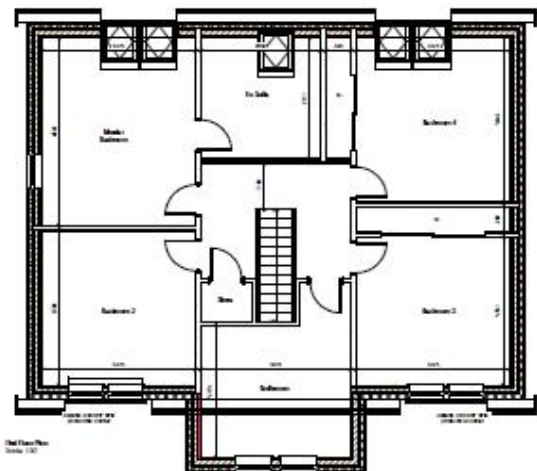
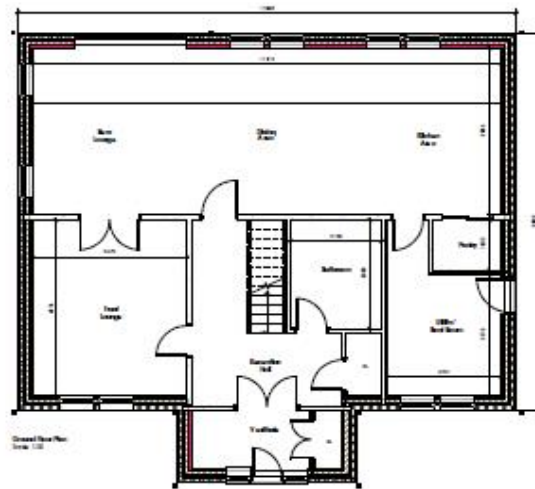
Proposed Ground Floor Plan
Scale: 1/50
Date: 10/10/2023
For: House Design & Specification



Proposed First Floor Plan
Scale: 1/50
Date: 10/10/2023
For: House Design & Specification

File No.	1
Project Name	House Design & Specification
Address	10/10/2023
Client	10/10/2023
Date	10/10/2023
Project No.	10/10/2023
Sheet	3A

PLOT 6



Author	A
Submitting Discipline	Architecture
andrew allan architecture	
Project expedited sustainable development in houses in cold climate design drawings	
Address allan allan 1111 north street cincinnati ohio	
Date July 2008	Project Type 4A

PLOTS 7 + 8



