

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, 3, 4, 6, 7, 8 & 9 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 private water and sewerage and mains gas and electricity. Drainage is via a sewage treatment plant which is on site already. Maintenance will be shared between plot purchasers.

Plot 2 fixed price of £140,000 (deposit £15,000) Plot 5 fixed price of £120,000 (deposit £15,000)

For sale as serviced, detached house plots with the owner installing the services and a new entrance road off the quiet Aberdour to Crossgates unclassified public road.

The house designs are based on Dan-Wood kit houses, a Scandinavian style house with lots of glass, stone and wood. Construction cost is around £1300 per square metre.

Recent nearby sales are Nos 1 & 2 Monziehall Steading, 4-bedroom semi-detached houses which sold for £445,000 and £350,000. They are located about a quarter of a mile closer to Dunfermline, north of Whitehills Sawmill on the left as you head towards Crossgates.



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







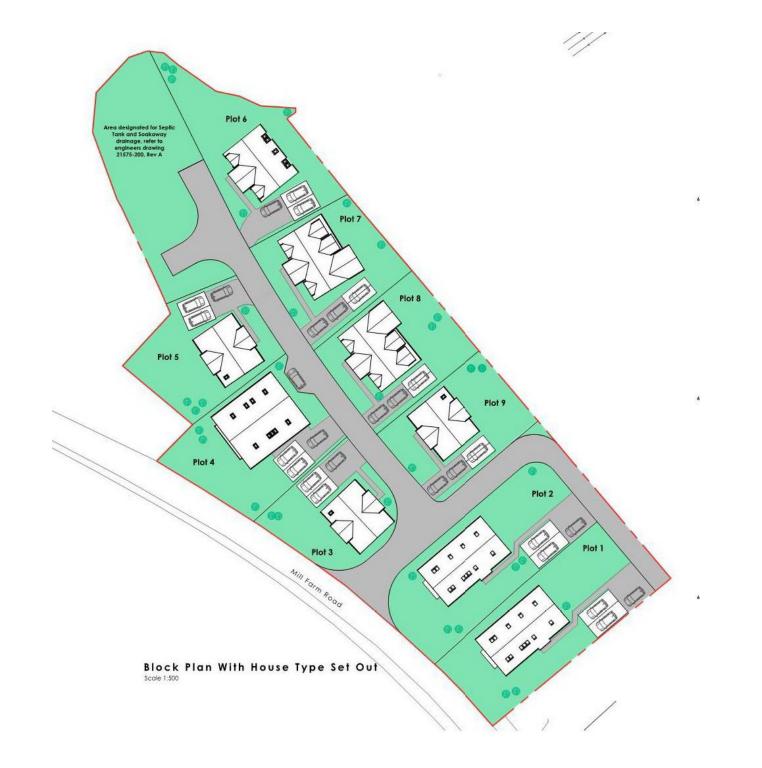




Existing and proposed site plans

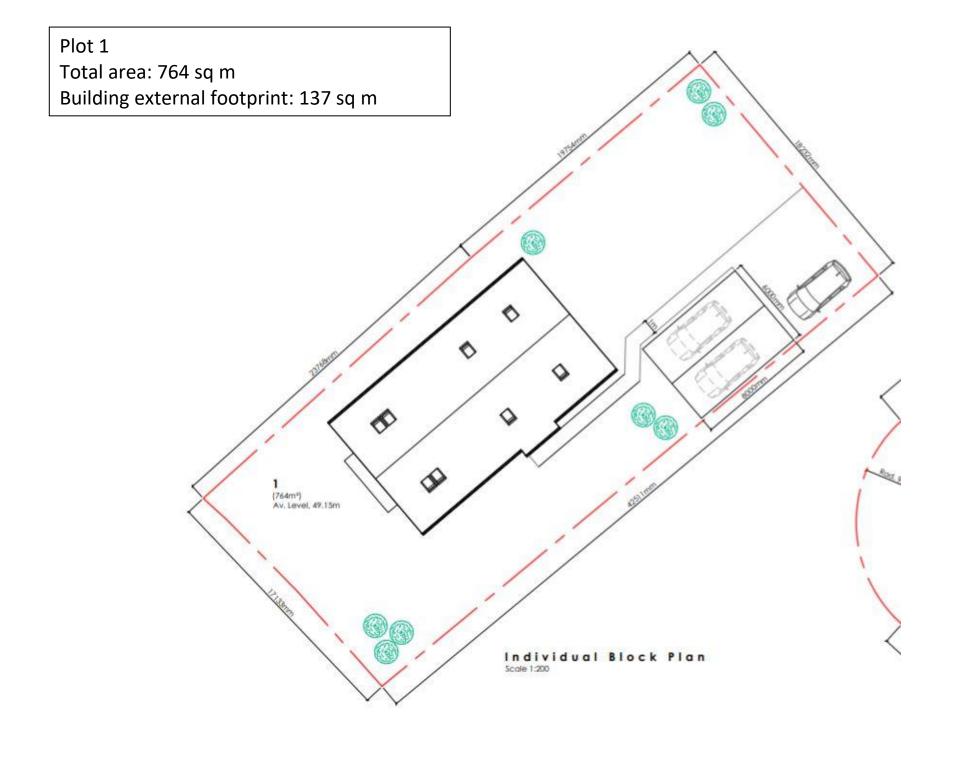


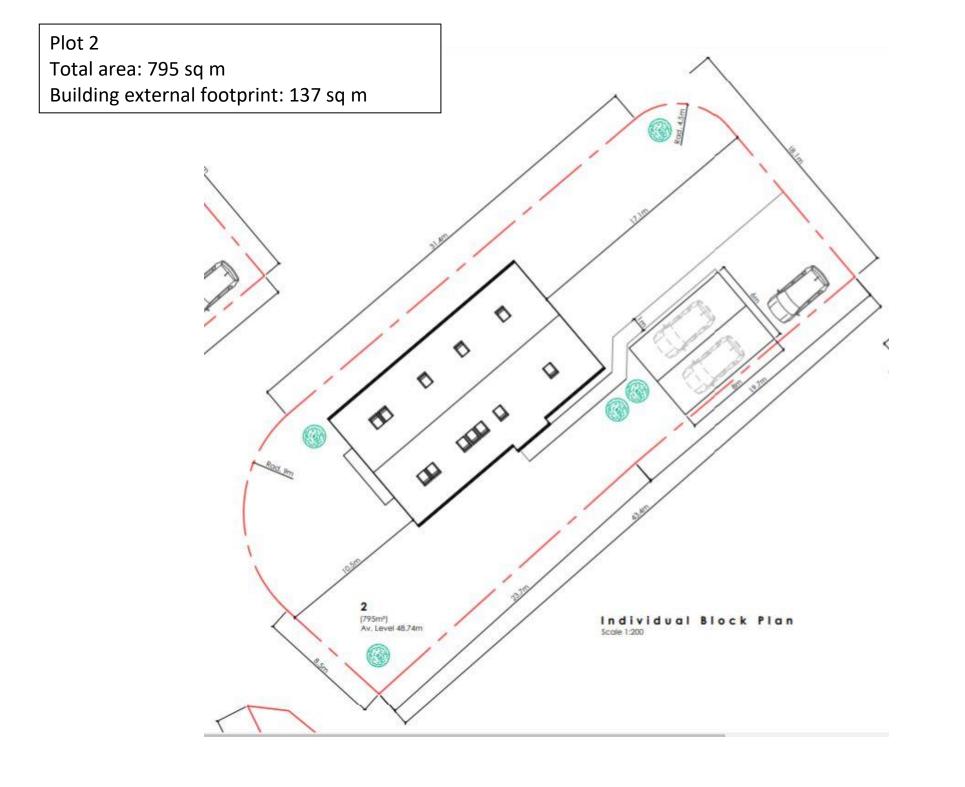


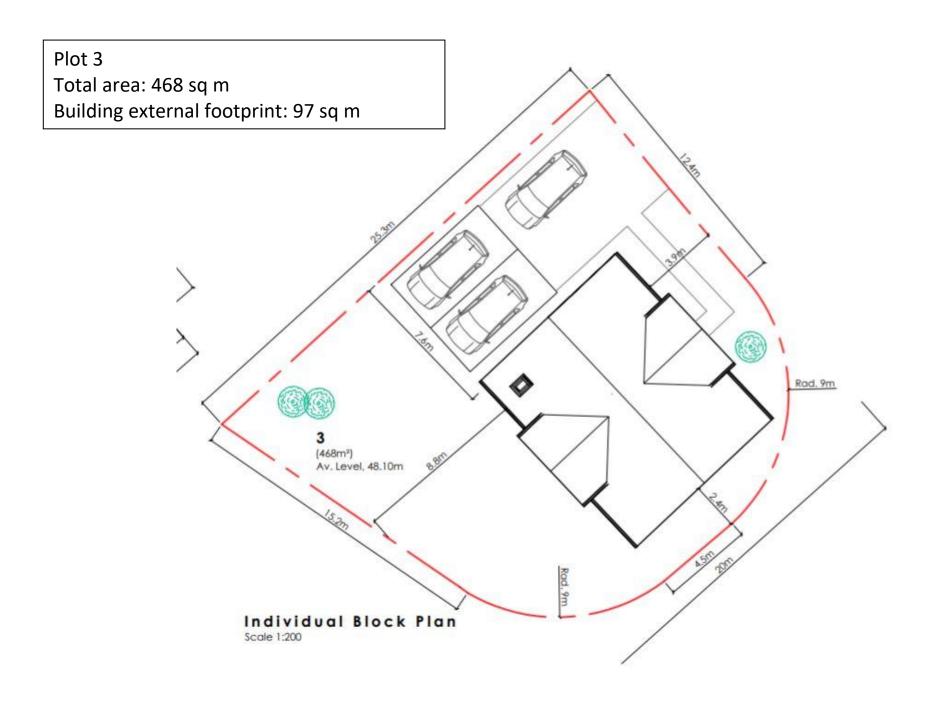


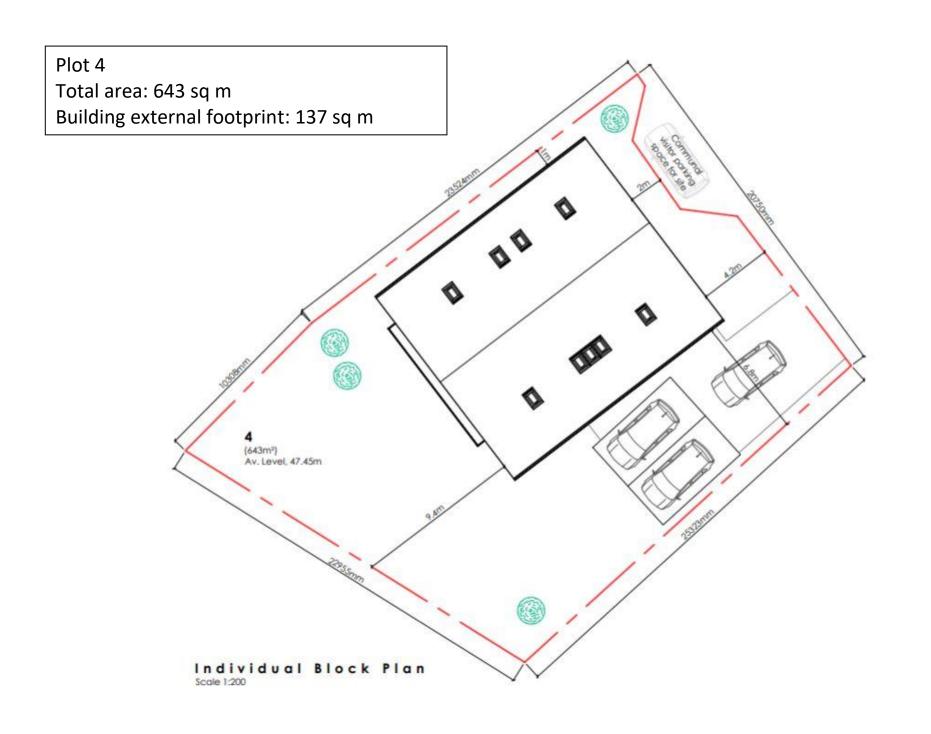
Individual Block Plans

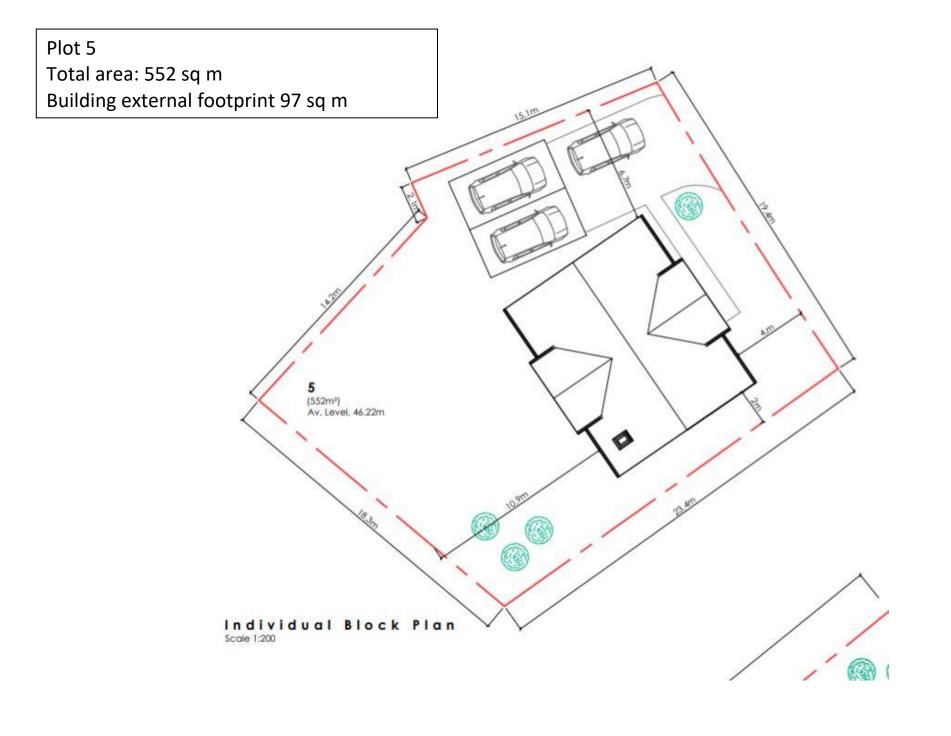


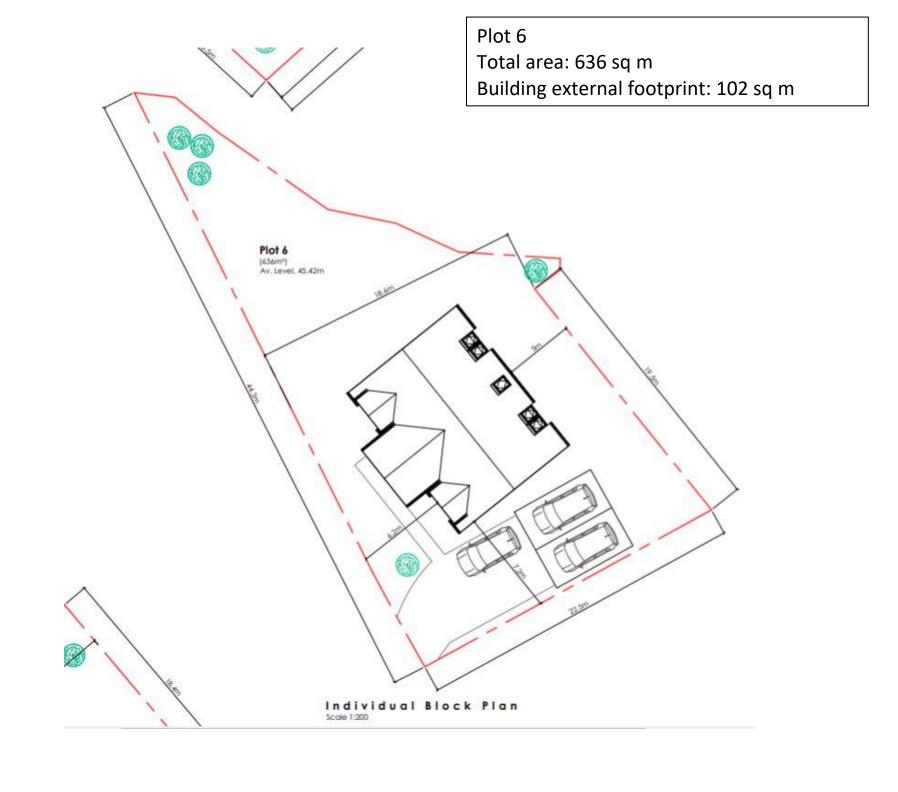


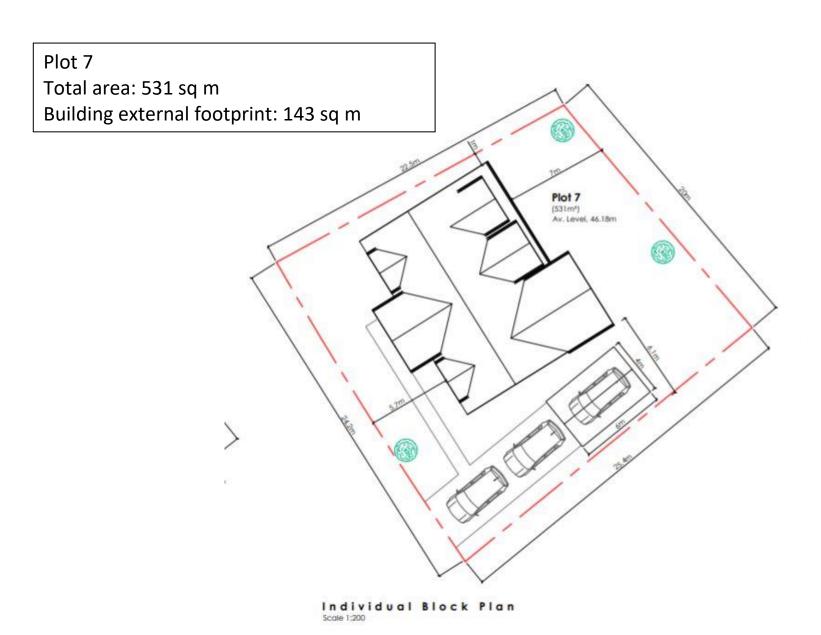


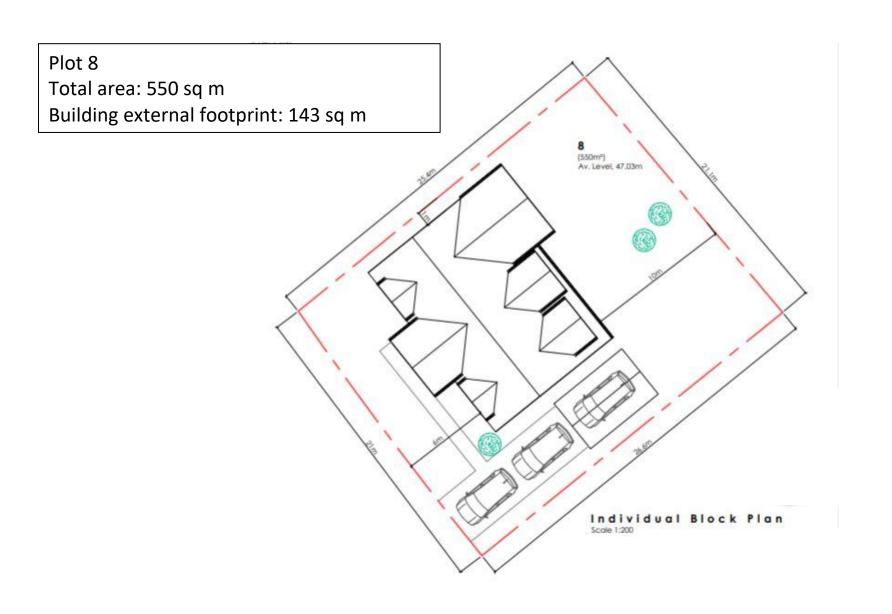








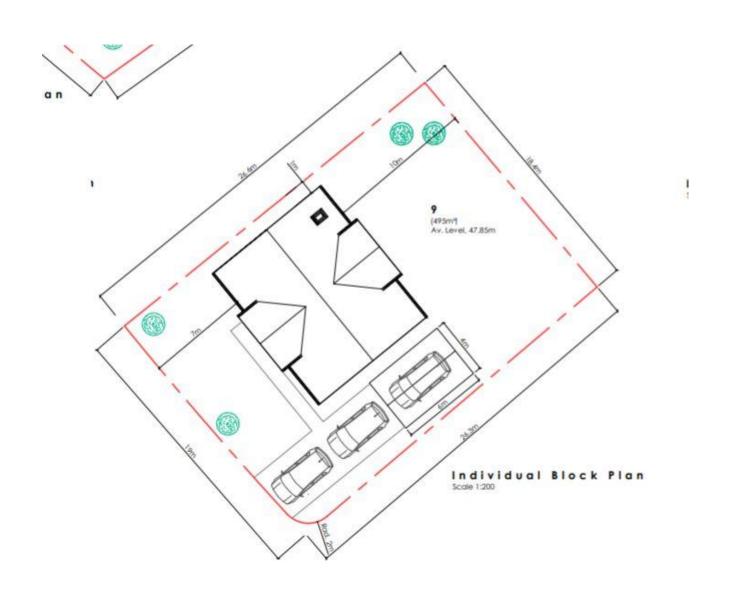




Plot 9

Total area: 495 sq m

Building external footprint: 97 sq m



This house has been built on plot 1.

Below: the view of the house taken from the southern corner of the site.



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. The plans can be difficult to read in this document so please ask us for separate documents for the plot that interests you.

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.





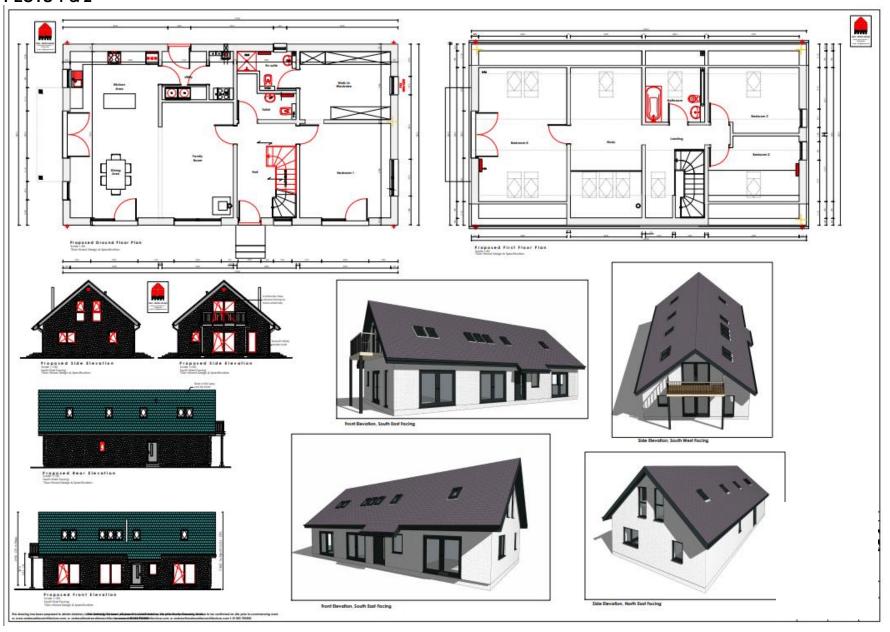


Directions: From the Queensferry Crossing head north on the M90 and take exit 3 (Halbeath interchange/Dunfermline). At the roundabout take the 4th exit onto the A92 (Kirkcaldy/Glenrothes). At the next roundabout take the 3rd exit for Crossgates. Turn right at the T junction in Crossgates and then immediate 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. Carry on and Whitehills Sawmill is about 50 metres on the left.

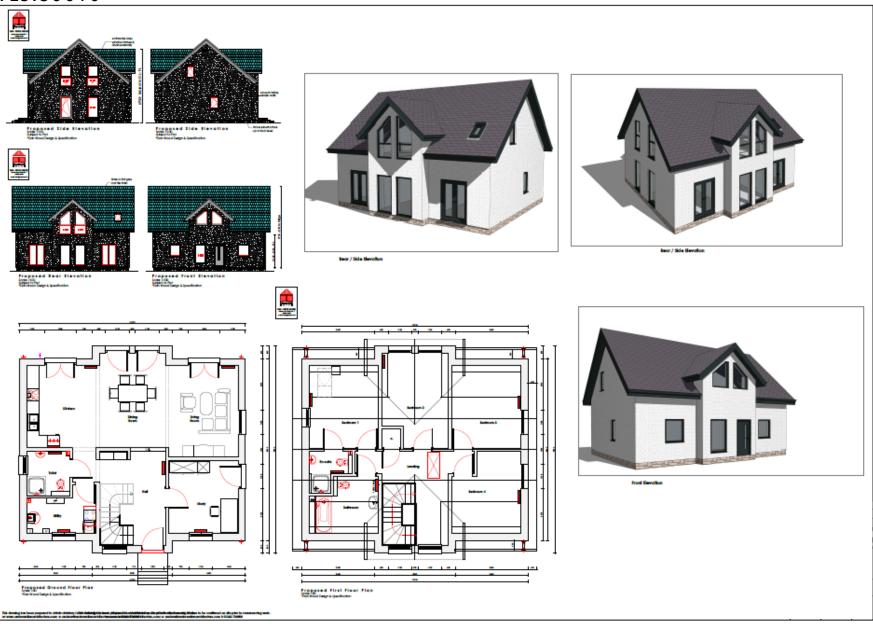
Directions: From Kirkcaldy Head along the A92 dual carriageway. Take the Cowdenbeath turn off and turn left. At the next roundabout take the third exit onto the B925. After a quarter mile turn left through Donibristle. After a mile the road joins another road from the right. Turn first left into Whitehills Sawmill.

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 site is on the right just before the next road intersection.

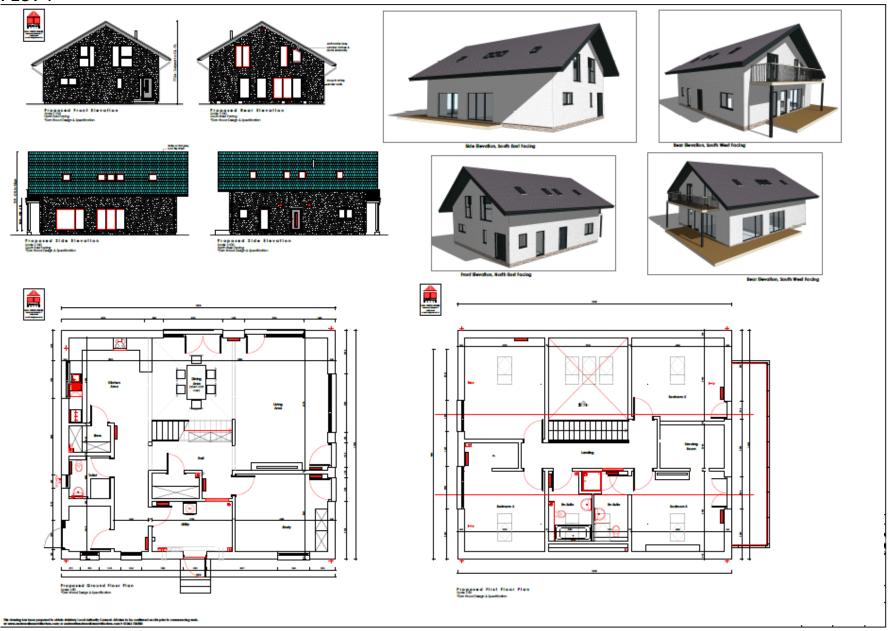
PLOTS 1 & 2



PLOTS 3-5 + 9



PLOT 4



PLOT 6



PLOTS 7 + 8



HOUSE BUILDERS

Paul Edney Hillfoot Homes Ltd The Roundel Hillfoots Farm Dollar

Clackmannanshire

FK14 7PL

Phone: 01259 740 000 pauledney@hotmail.com

Web: www.hillfoothomes.com

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

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01506 885588
grantmasterton@btinternet.co.uk

TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland 1 Wilderhaugh Galashiels TD1 1QJ 01896 752271 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

ARCHITECTS

Sinclair Watt Architects Ltd lain Mitchell Quayside House Dock Road Methil Dock Business Park Methill Fife KY8 3SR 01333 427705

Montgomery Forgan Associates Eden Park House Cupar Fife KY15 4HS 01334 654936

S24 Architects Sean Hynds 07545 984100 sean@s24architects.com www.s24architects.com

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.

