

**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, 3, 4 & 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.

**Plots 2 & 6 fixed price £120,000 (deposit £15,000)**

**Plots 7, 8 & 9 fixed price £100,000 (deposit £10,000)**

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.

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

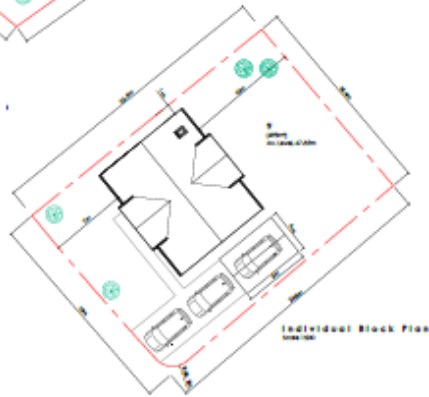
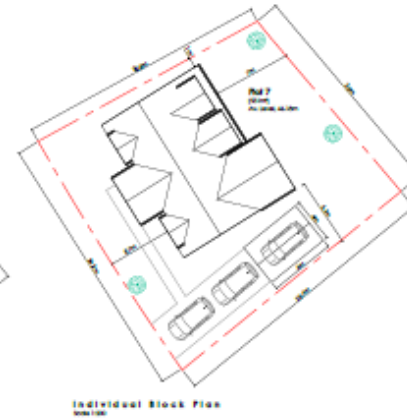
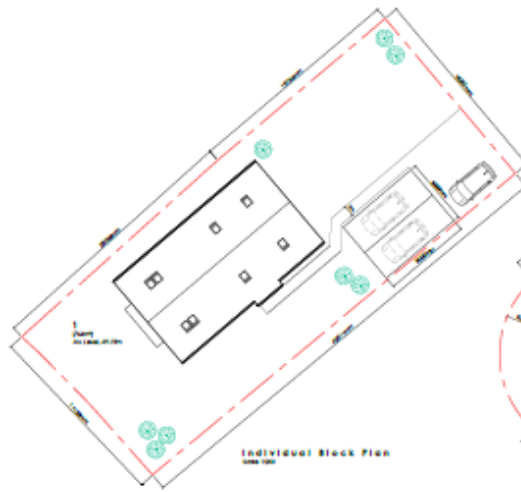


# Existing and proposed site plans





# Individual Block Plans

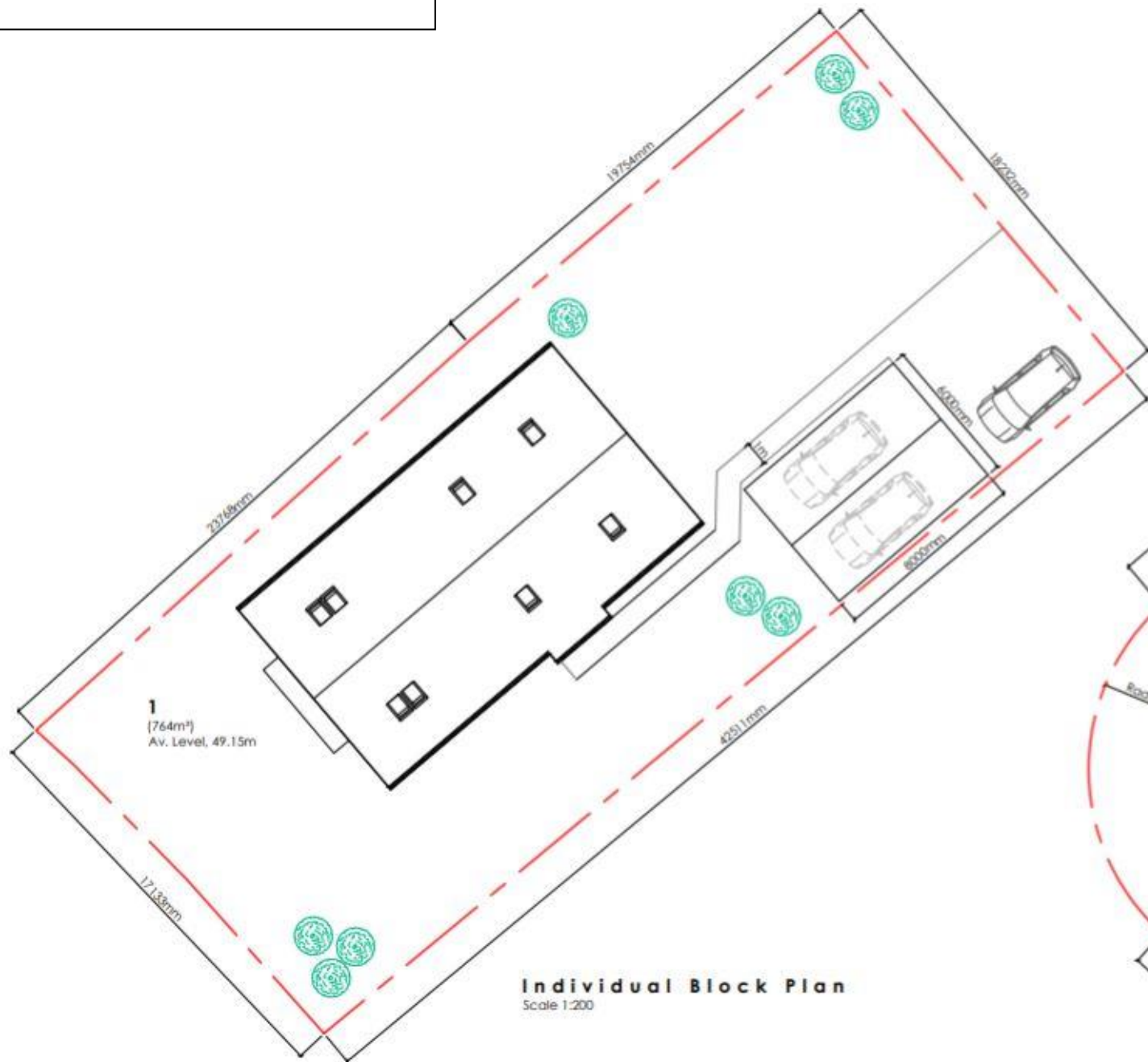


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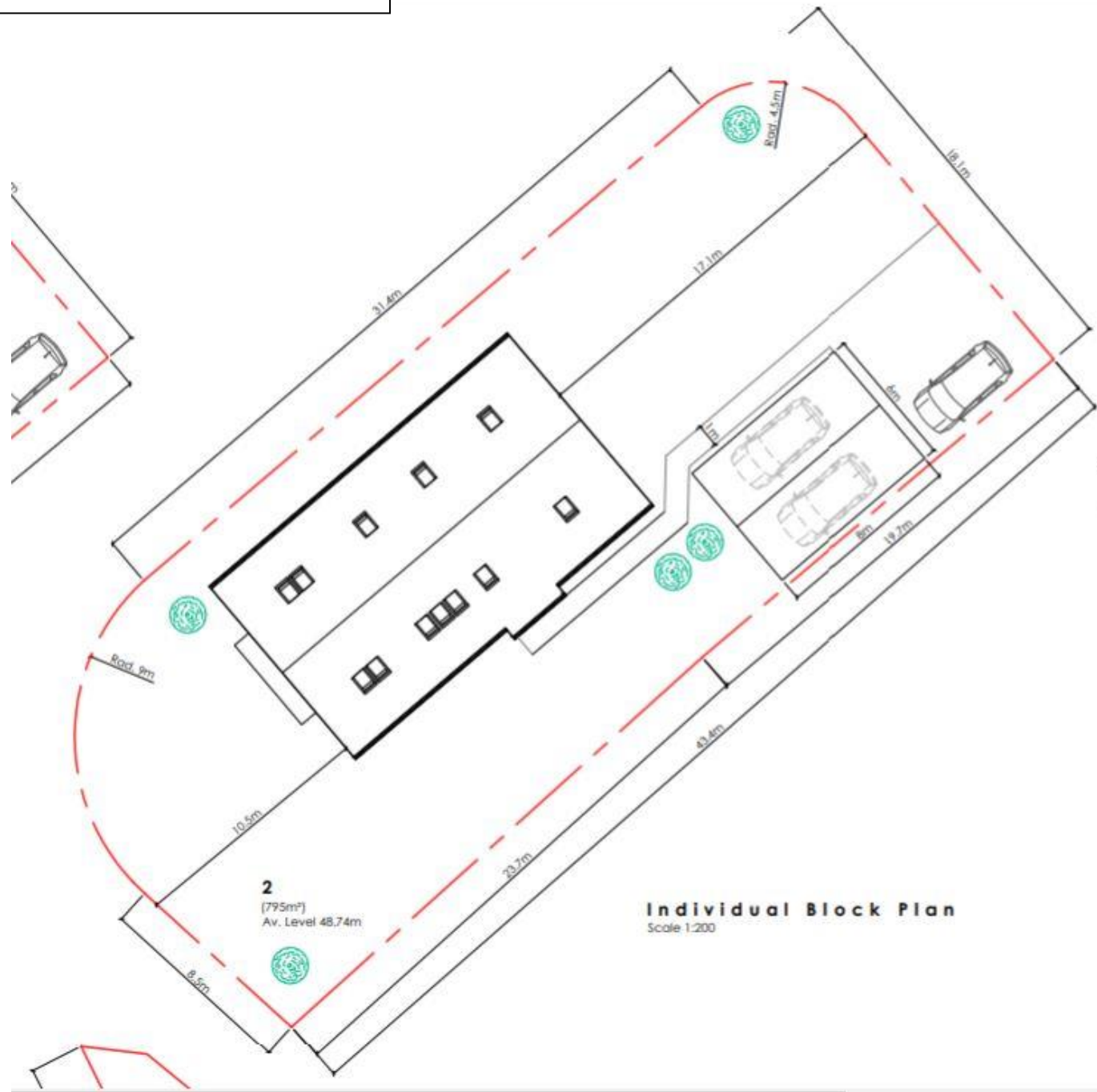
|   |   |
|---|---|
| <b>andrew allan<br/>architecture</b>  |   |
| Project: Proposed residential development (2 houses + outbuildings)             |   |
| Address:<br>100 & 101 Thompson<br>Wendell, Queensland 4806<br>Compass:<br>1:100 | Rev:<br>A: 10/01/2018<br>B: 10/01/2018<br>C: 10/01/2018 |
| Date:<br>10/01/2018   | Project No.:<br>100-101                                 |



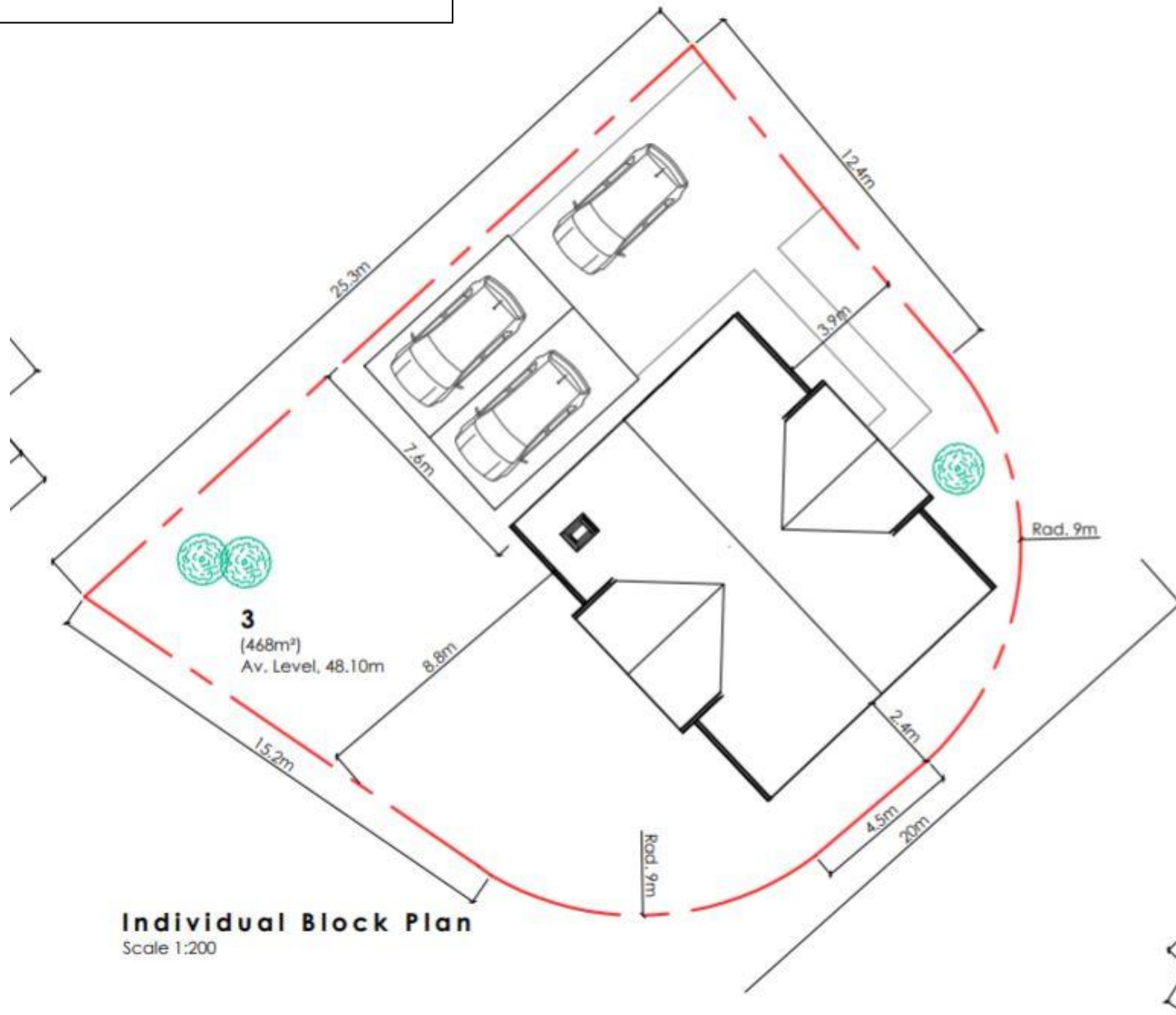
## Plot 1



Plot 2

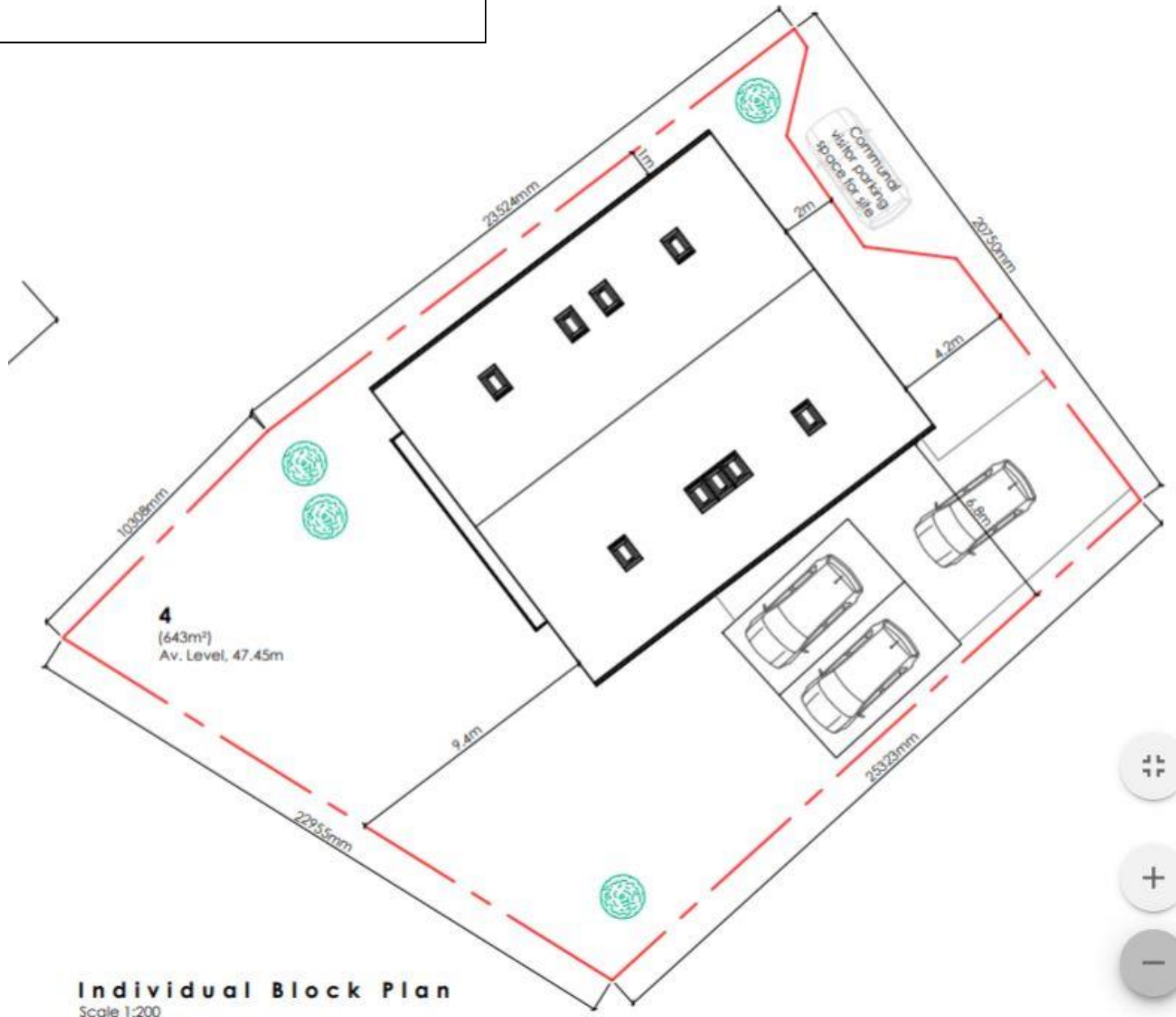


## Plot 3

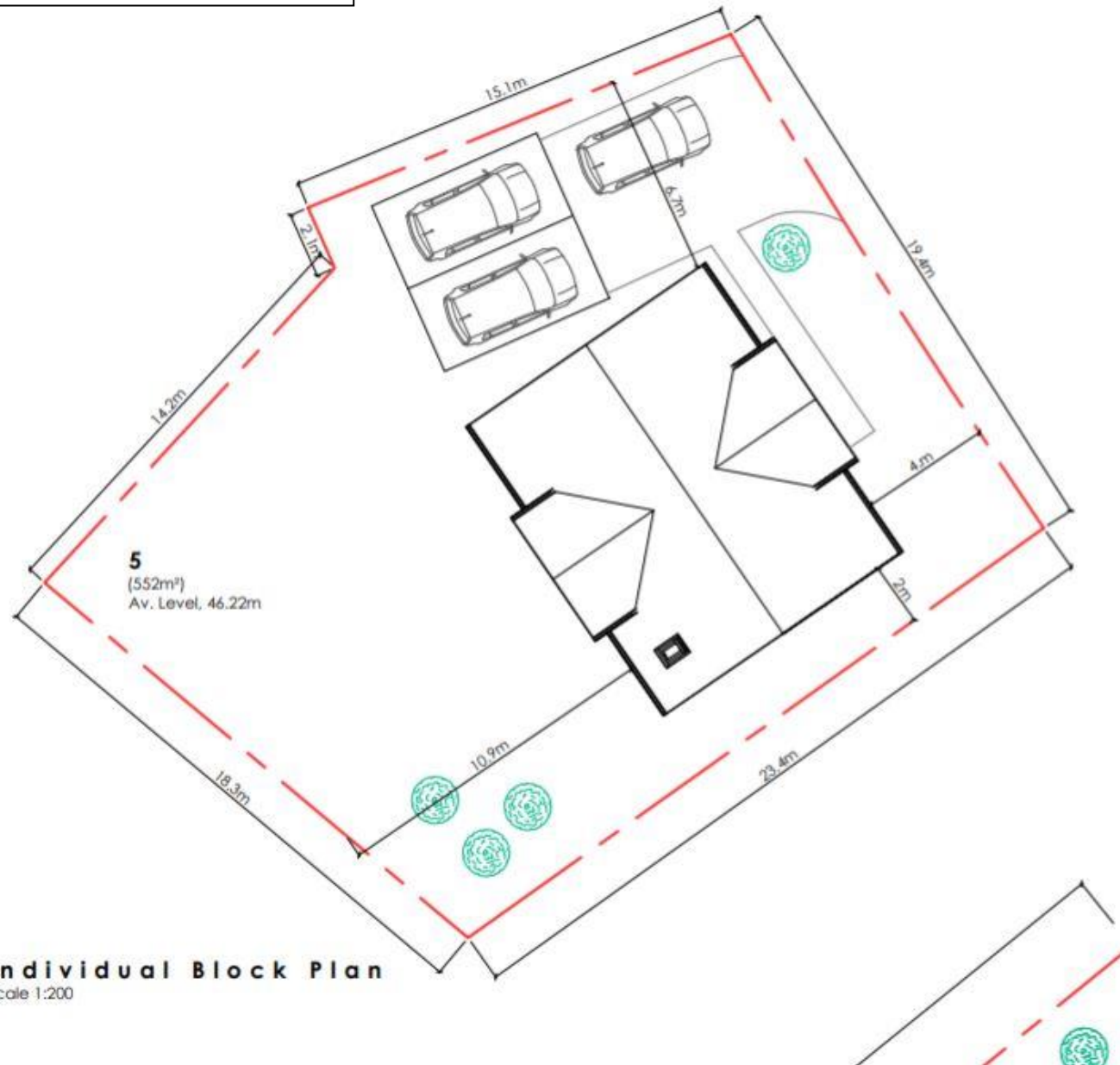




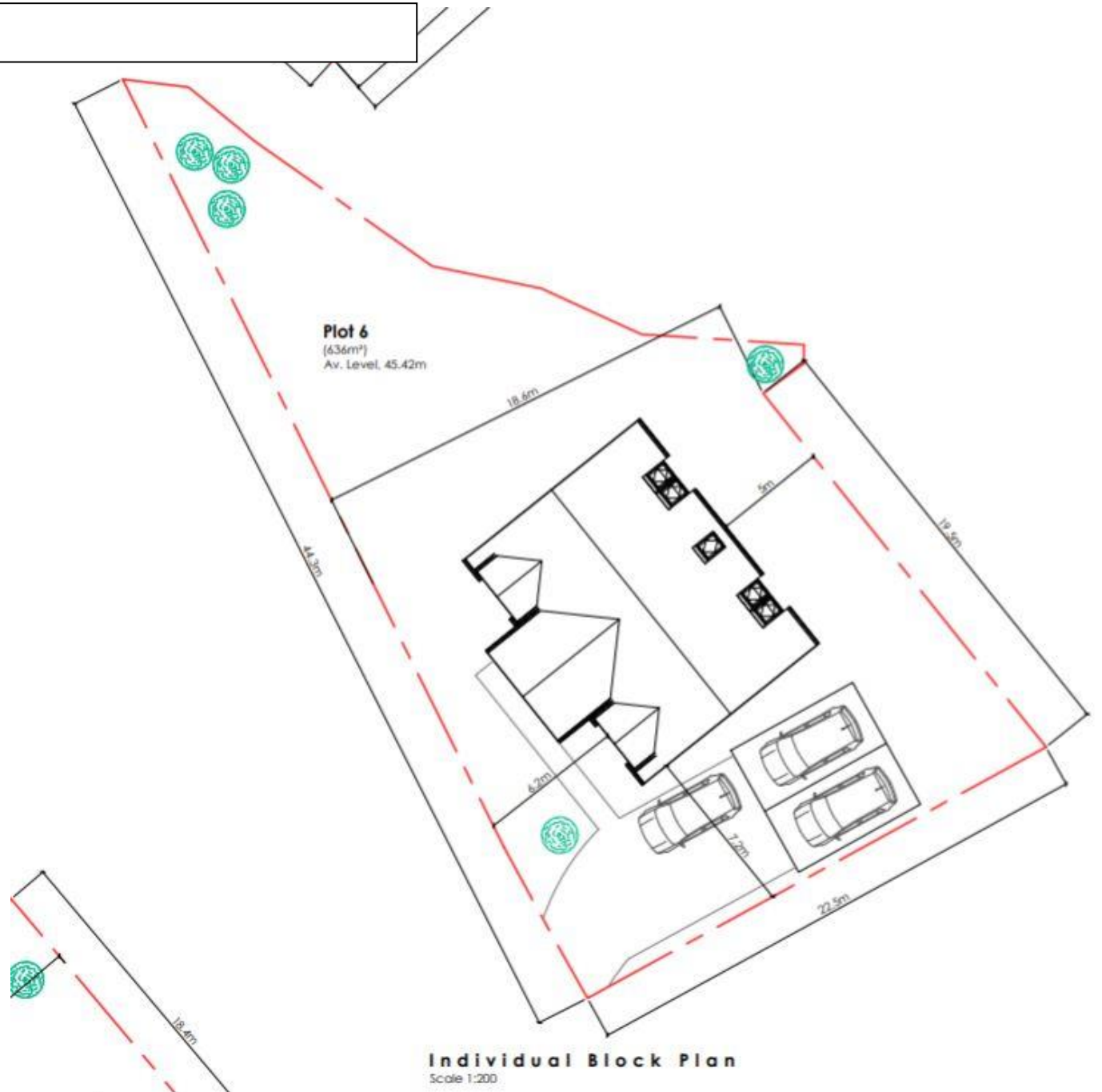
## Plot 4



## Plot 5



## Plot 6





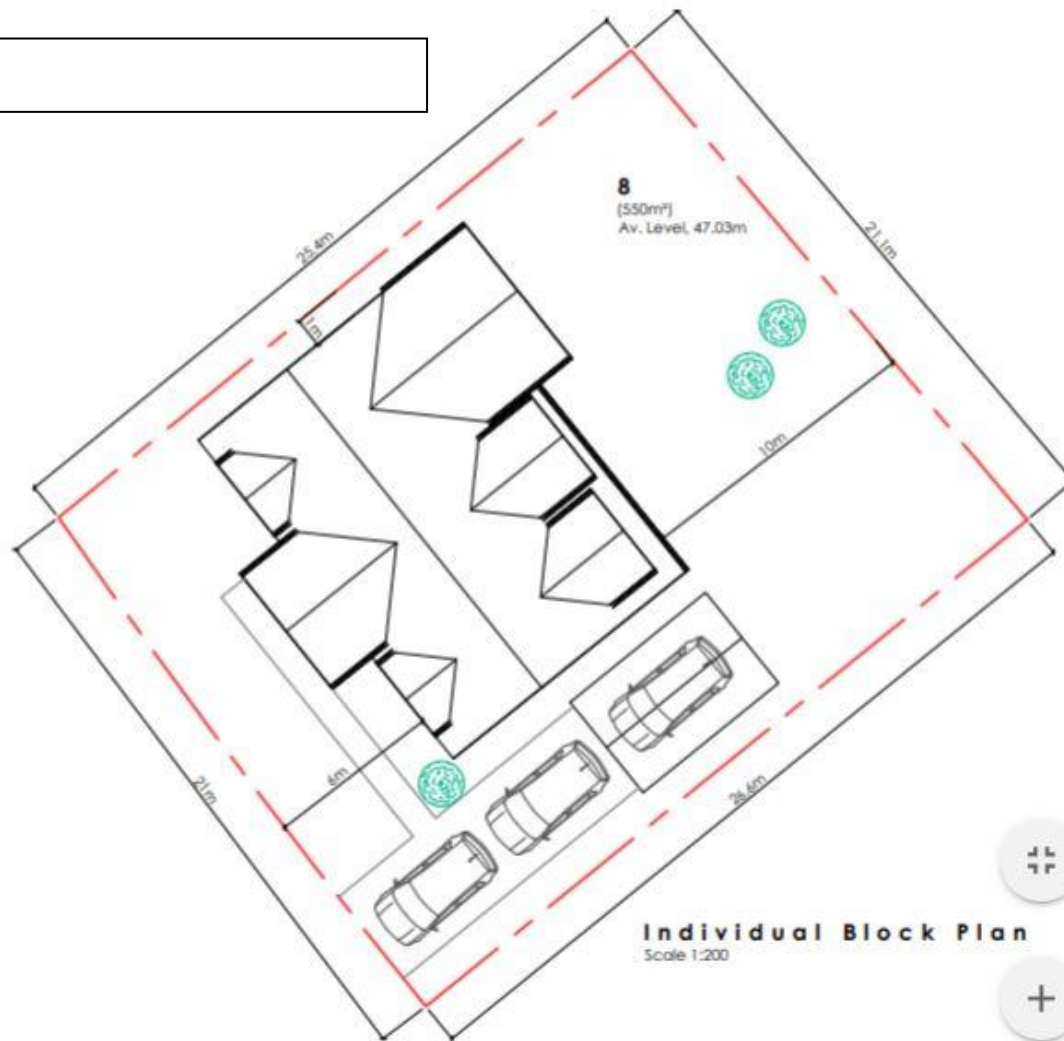
Plot 7

Scale 1:2

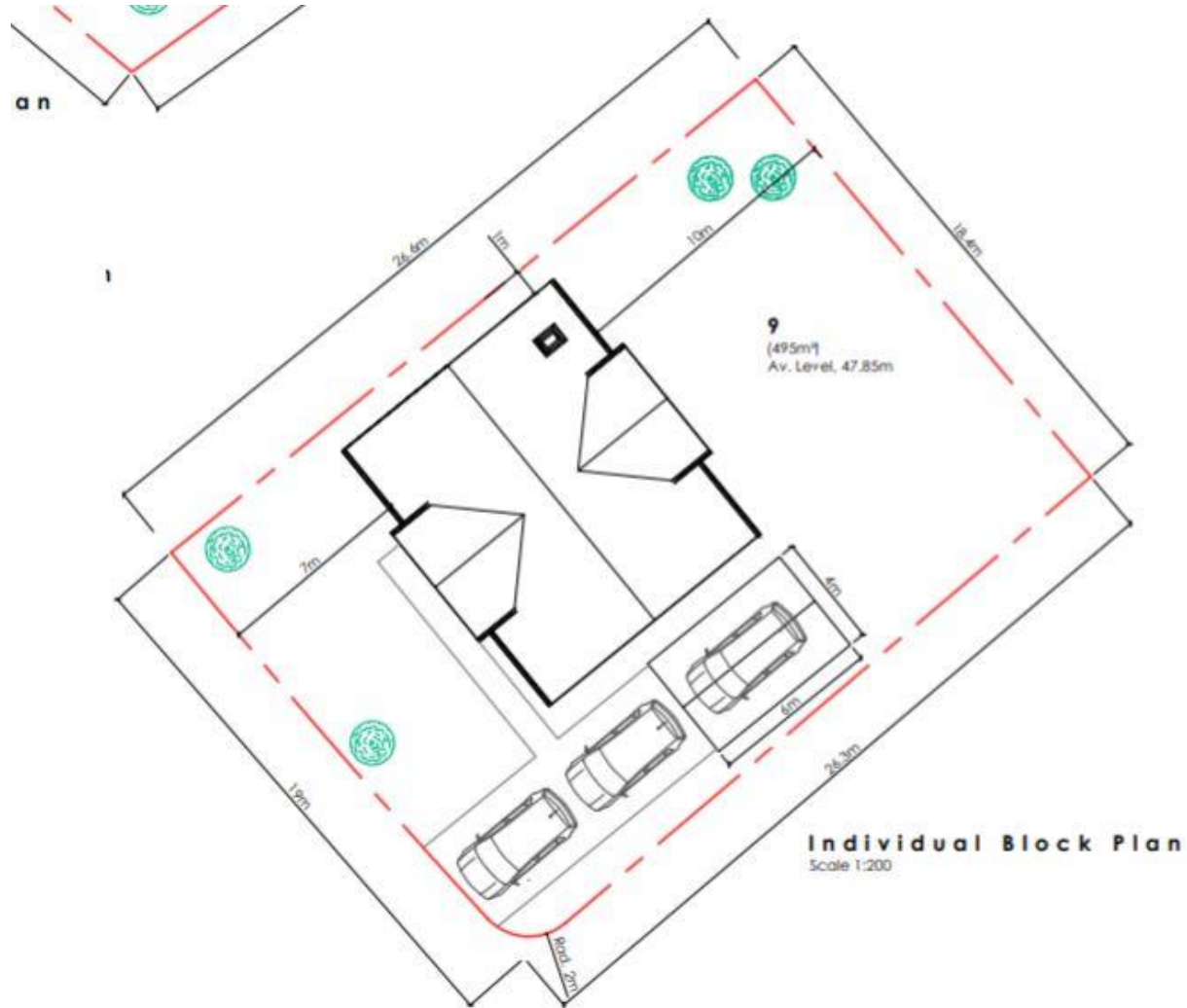


**Individual Block Plan**  
Scale 1:200

## Plot 8



## Plot 9





## 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**

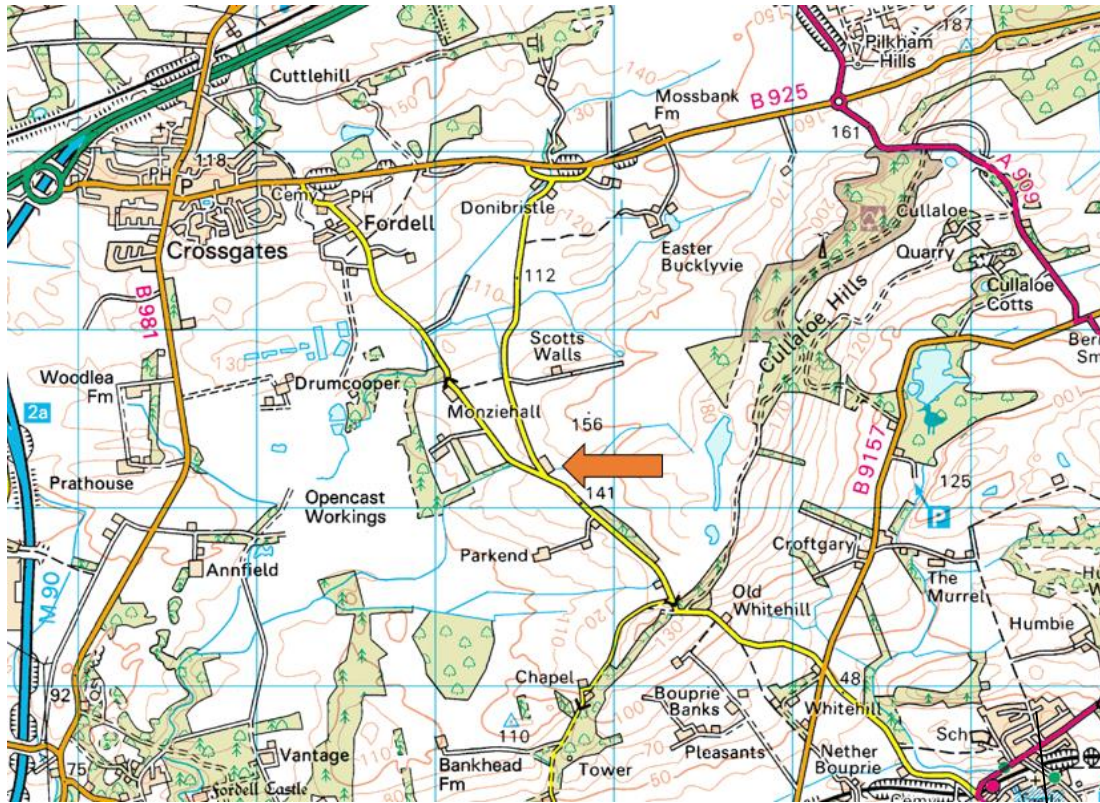
These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise,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



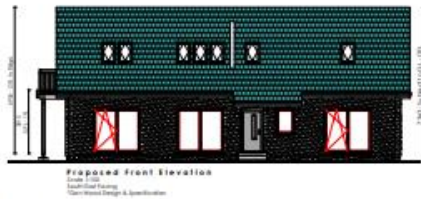
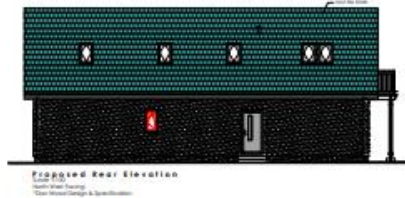
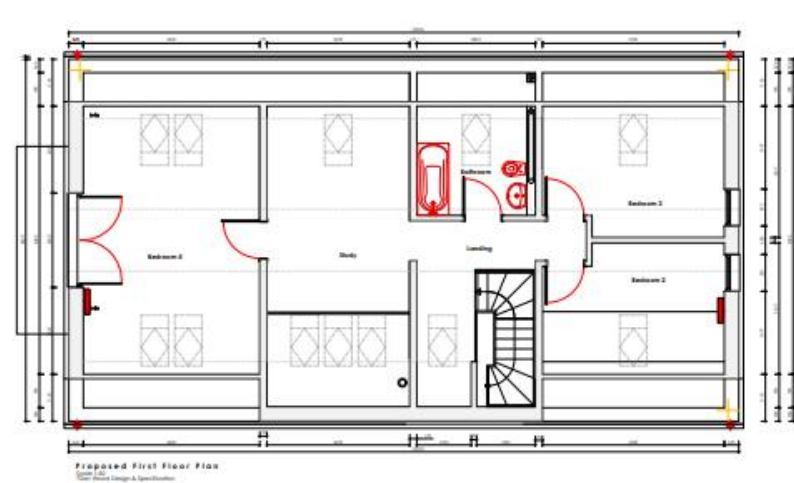
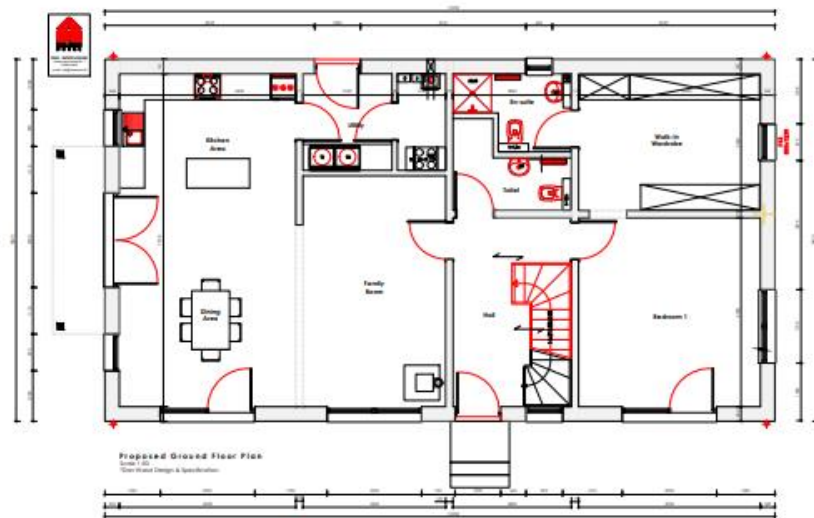
**Directions: From the Forth Bridge** A90, take the Dunfermline Exit (junction 3). Take the third left at the roundabout onto the A92. At the next roundabout take the third exit (ignore the first exit which is the Park and Ride) to Crossgates. Turn right at the T junction in Crossgates and first left 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.

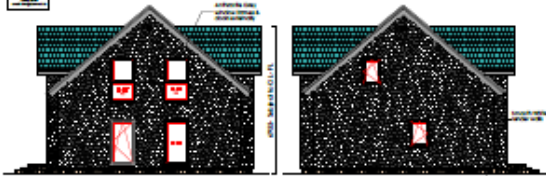


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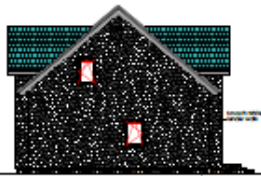


|  |             |
|--|-------------|
| Plot No.   | 1 & 2       |
| Estimated Fee/price  | £1000       |
| <b>andrew allan<br/>architecture</b>   |             |
| Project  |             |
| Frequent residential developments (2 houses in total)<br>Recent Design: Birmingham |             |
| Address  | Rev.        |
| 10th/11th Street<br>100 East Road<br>Chorlton<br>M34                               |             |
| Date   | Project No. |
| July 2018  | 100113      |
|  | <b>1</b>    |

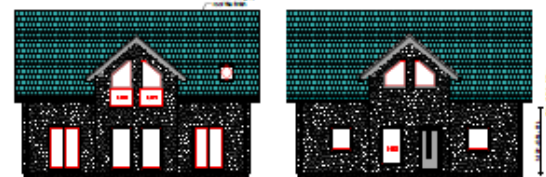
## PLOTS 3-5 + 9



Proposed Side Elevation  
12m x 12m  
See Floor Plans & Specifications



Proposed Side Elevation  
12m x 12m  
See Floor Plans & Specifications



Proposed Rear Elevation  
12m x 12m  
See Floor Plans & Specifications



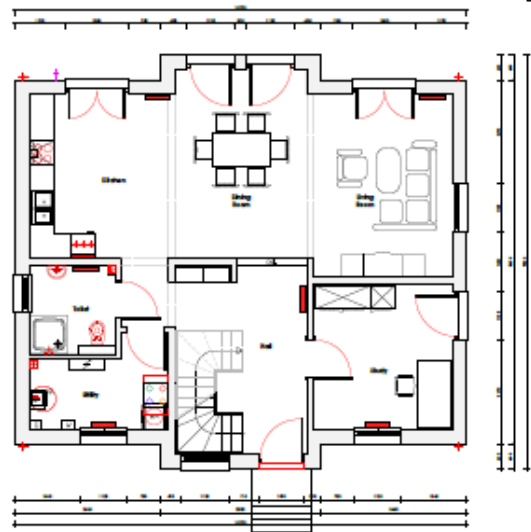
Proposed Front Elevation  
12m x 12m  
See Floor Plans & Specifications



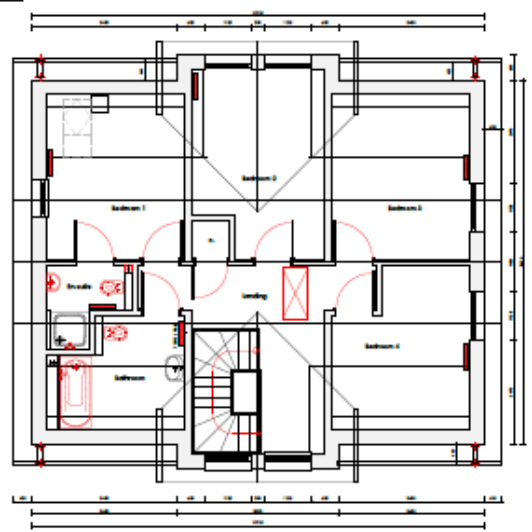
Rear / Side Elevation



Rear / Side Elevation



Proposed Ground Floor Plan  
12m x 12m  
See Floor Plans & Specifications



Proposed First Floor Plan  
12m x 12m  
See Floor Plans & Specifications



Front Elevation

|  |                     |
|--|---------------------|
| Plot No.   | 3-5 + 9             |
| Client Name  | Mr. X               |
| <b>andrew allan architecture</b>   |                     |
| Project: Proposed residential development of 12m x 12m lots<br>House Design & Construction |                     |
| Address:<br>12m x 12m lots<br>12m x 12m lots   | Rev.                |
| Date:<br>12/12   | Sheet:<br><b>2A</b> |

This drawing has been prepared by Andrew Allan Architecture. It is intended to be used as a guide only and is not to be used for construction without the approval of the relevant authorities. It is the responsibility of the client to ensure that the drawing is used in accordance with the relevant regulations and standards. The drawing is not to be used for any other purpose without the written consent of Andrew Allan Architecture.

# PLOT 4



Proposed Front Elevation  
Scale 1:50  
For House Design & Specification



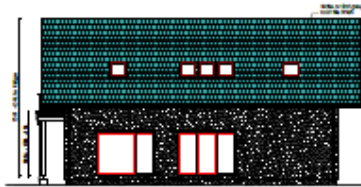
Proposed Rear Elevation  
Scale 1:50  
For House Design & Specification



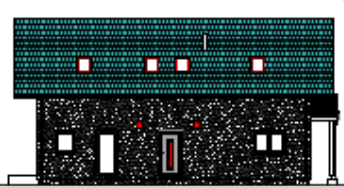
Side Elevation, South East Facing



Rear Elevation, South West Facing



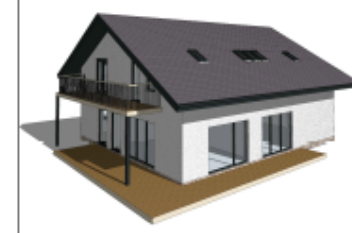
Proposed Side Elevation  
Scale 1:50  
For House Design & Specification



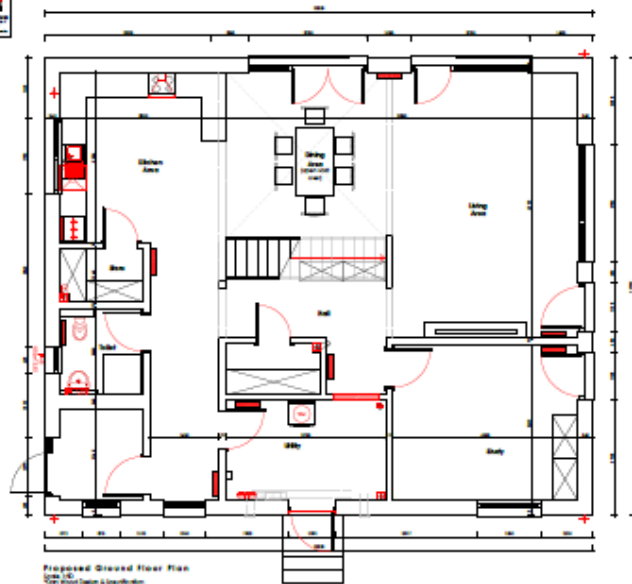
Proposed Side Elevation  
Scale 1:50  
For House Design & Specification



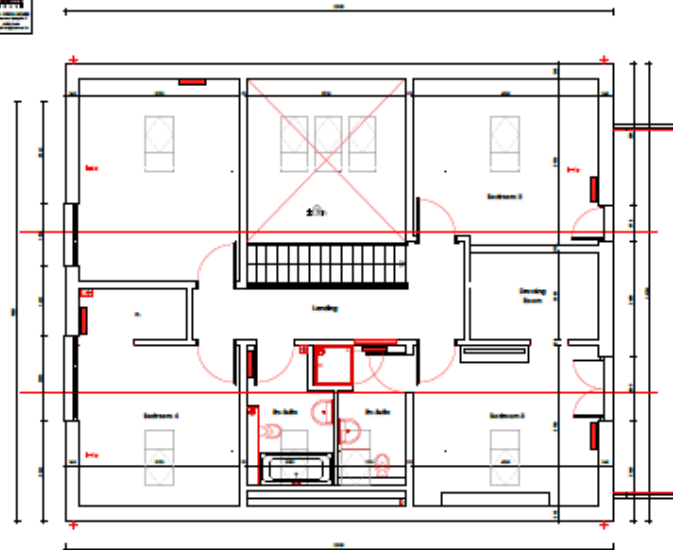
Front Elevation, North East Facing



Rear Elevation, South West Facing



Proposed Ground Floor Plan  
Scale 1:50  
For House Design & Specification

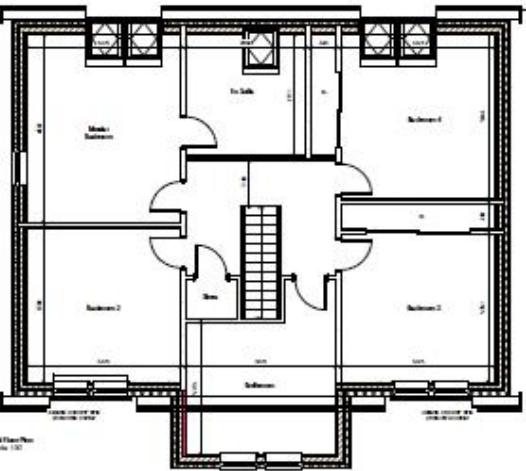
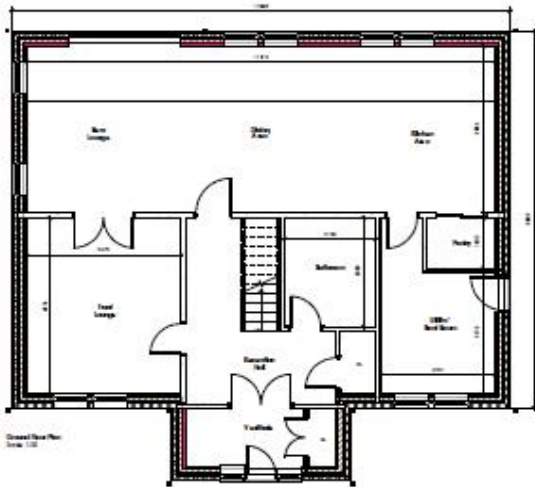


Proposed First Floor Plan  
Scale 1:50  
For House Design & Specification

|  |             |
|--|-------------|
| 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   | 01008       |
| Rev.   | Sheet       |
|  | 3A          |

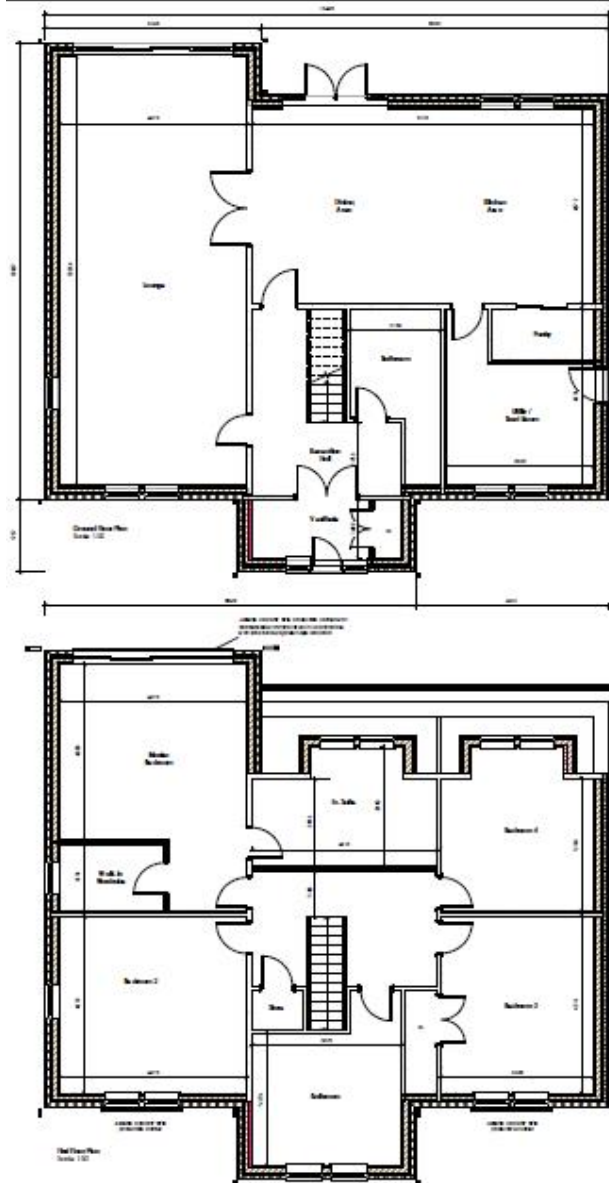


PLOT 6



|         |      |
|---------|------|
| Project | 4A   |
| Address | 4A   |
| Date    | 2024 |
| Project | 2024 |
| Rev.    | 4A   |

## PLOTS 7 + 8



## HOUSE BUILDERS

Ed Dalton  
Pittencrieff LLP & E. Dalton Design &  
Construction Services  
Kilmory  
Crombie Point  
Dunfermline  
KY12 8LQ  
01383 882382  
07843 627938  
[ed.dalton@pittencrieff.com](mailto:ed.dalton@pittencrieff.com)  
[www.pittencrieff.com](http://www.pittencrieff.com)

Paul Edney  
Hillfoot Homes Ltd  
The Roundel  
Hillfoots Farm  
Dollar  
Clackmannanshire  
FK14 7PL  
01259 740 000  
[pauledney@hotmail.com](mailto:pauledney@hotmail.com)  
[www.hillfoothomes.com](http://www.hillfoothomes.com)

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

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](mailto: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  
[www.dan-wood.co.uk](http://www.dan-wood.co.uk)

Rob Roy Homes (Crieff) Ltd  
Dalchonzie

By Comrie  
Perthshire  
PH6 2LB  
01764 670424  
[www.robroyhomes.co.uk](http://www.robroyhomes.co.uk)

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

## ARCHITECTS

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Methil Dock Business Park  
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KY8 3SR  
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