

**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, 6, 7 & 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.

Plots 2, 4 & 5 fixed price £120,000 (deposit £15,000)

Plot 8 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.

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





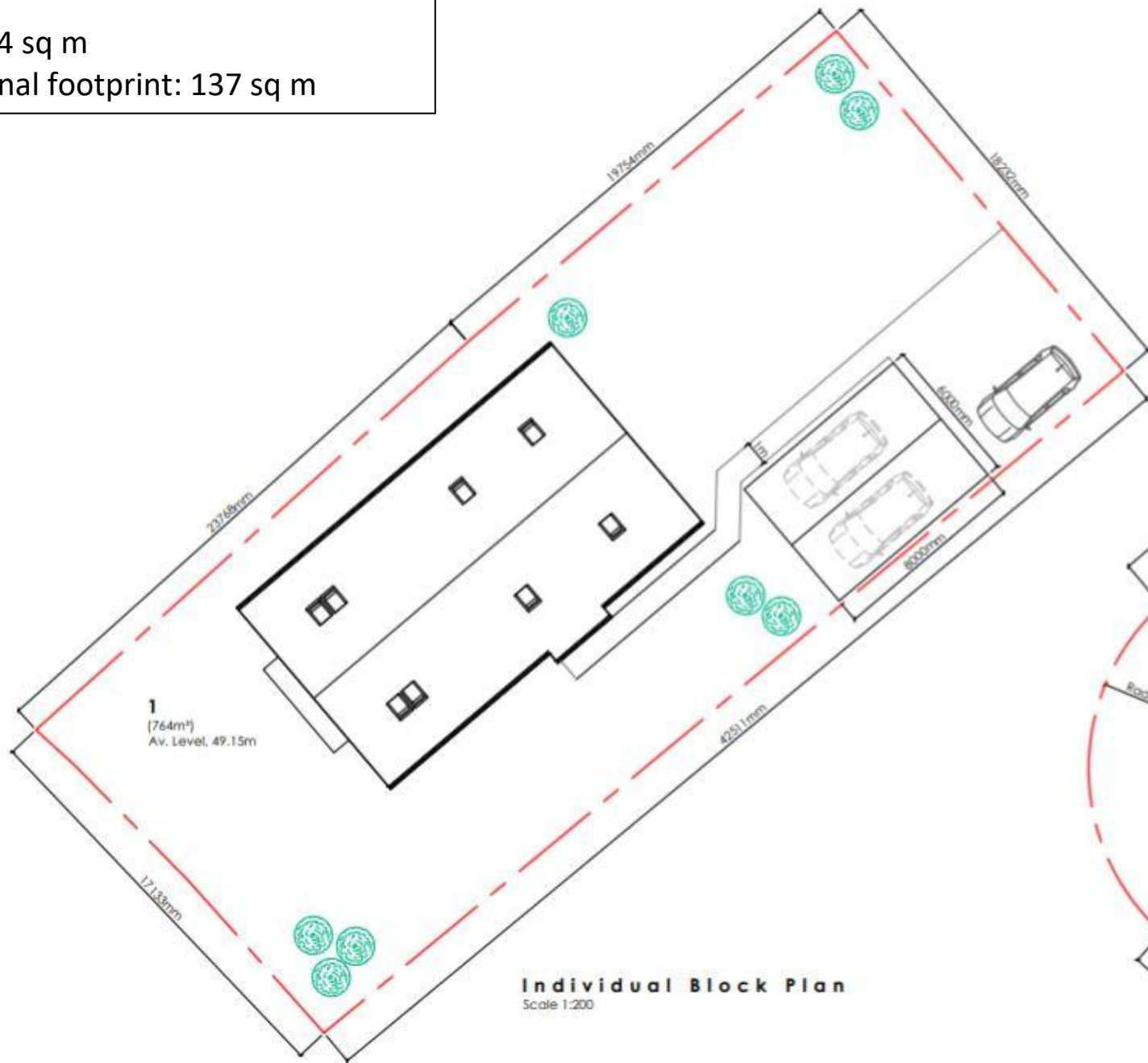
Individual Block Plans



Plot 1

Total area: 764 sq m

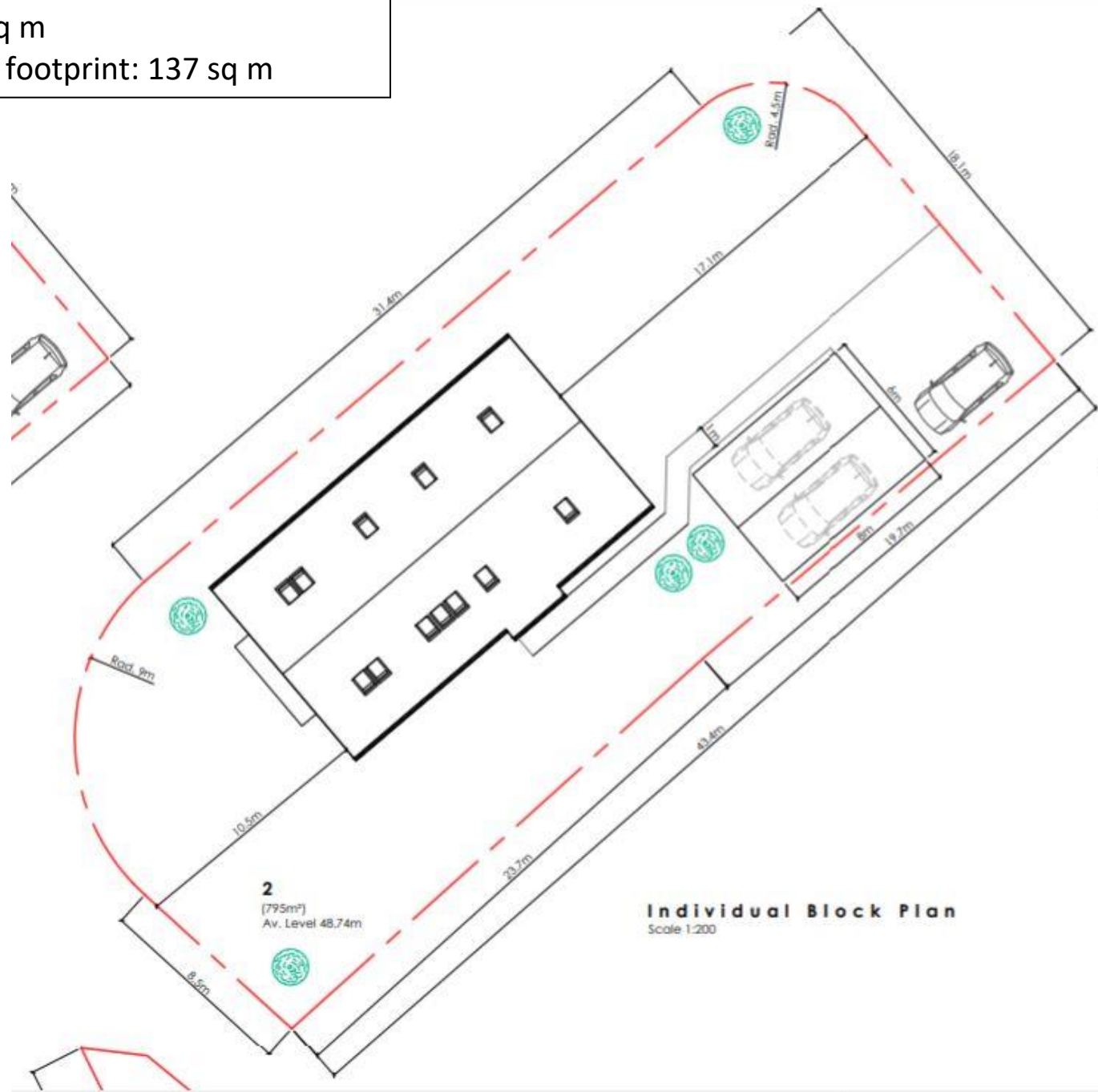
Building external footprint: 137 sq m



Plot 2

Total area: 795 sq m

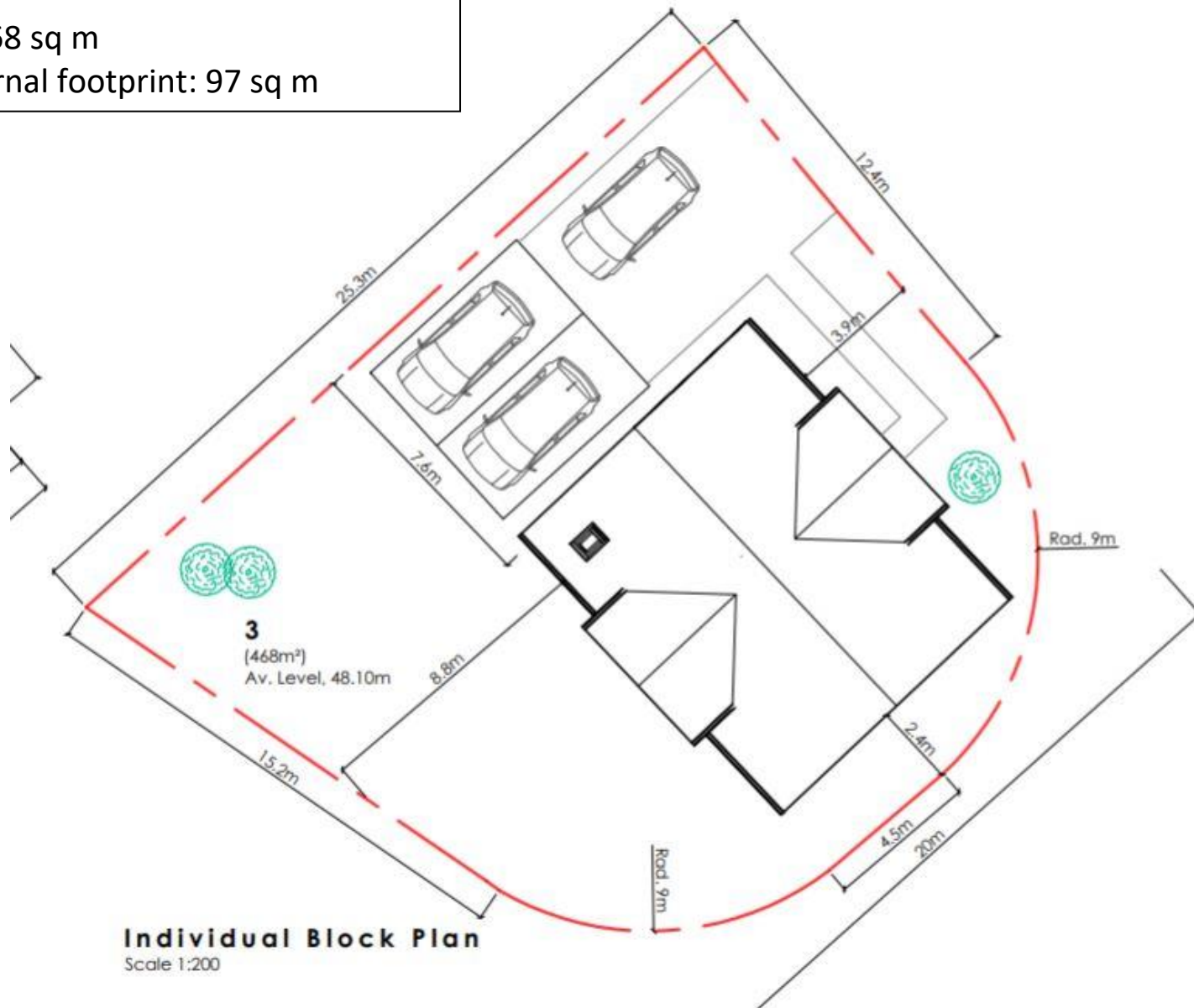
Building external footprint: 137 sq m



Plot 3

Total area: 468 sq m

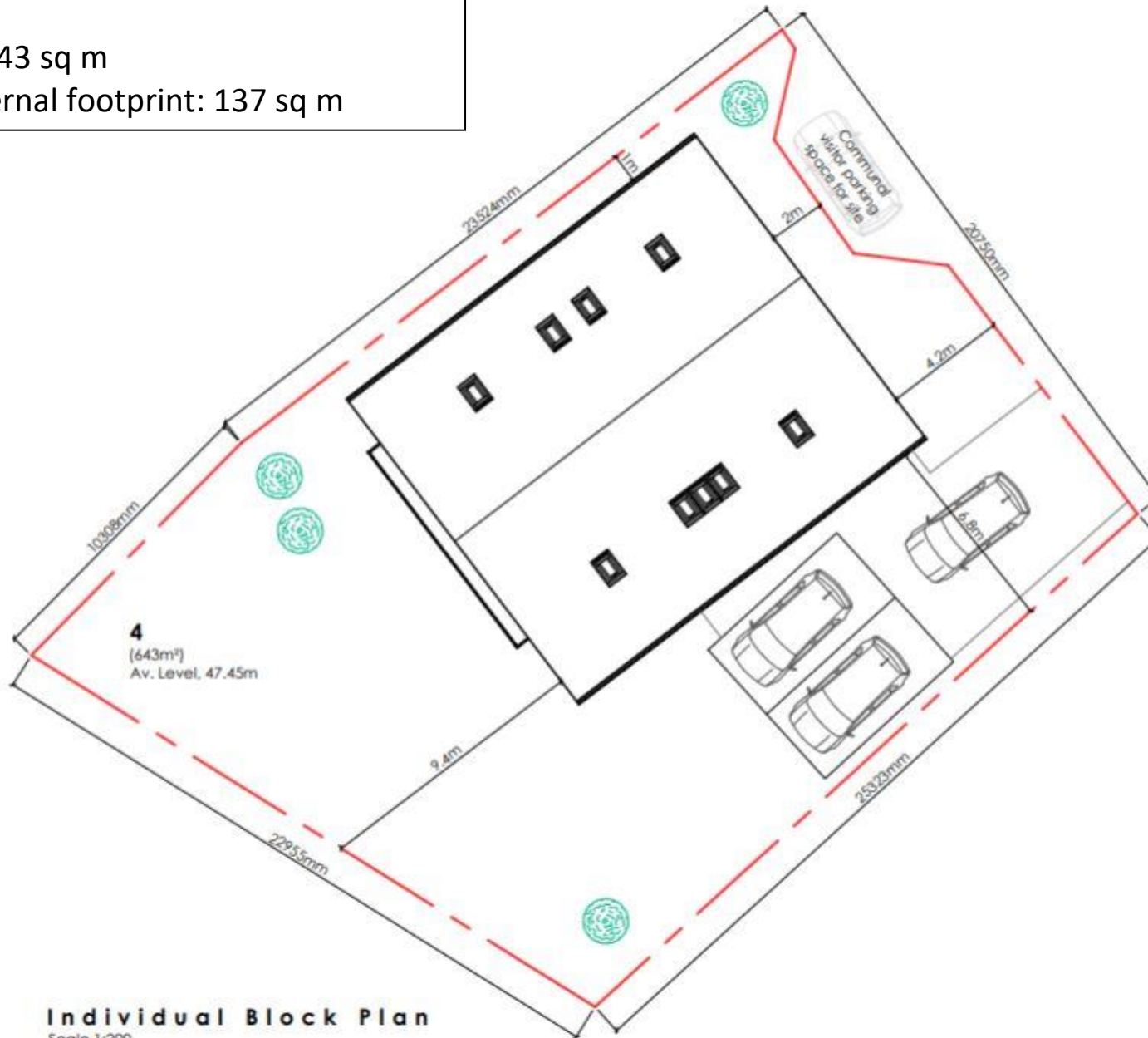
Building external footprint: 97 sq m



Plot 4

Total area: 643 sq m

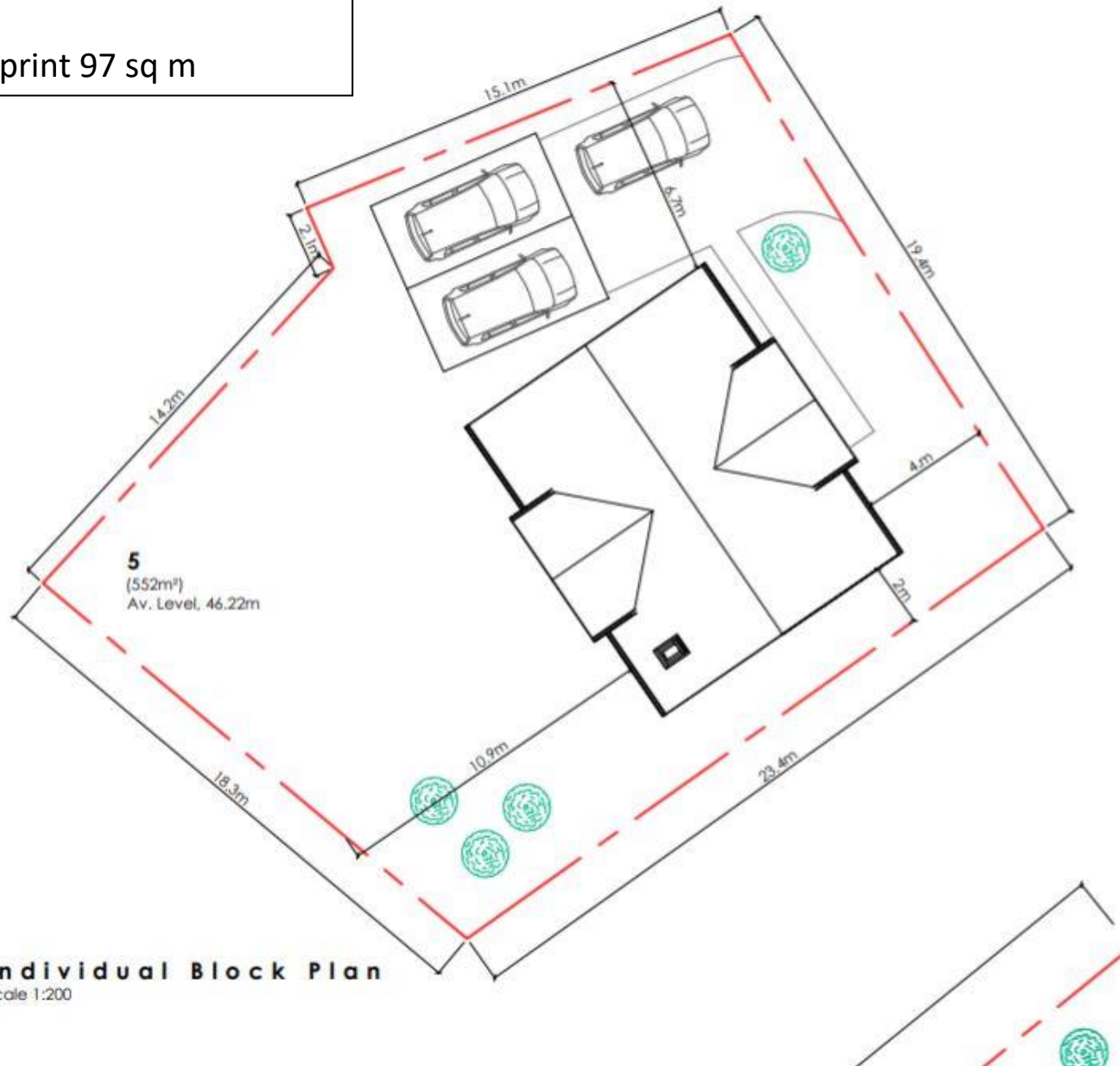
Building external footprint: 137 sq m



Plot 5

Total area: 552 sq m

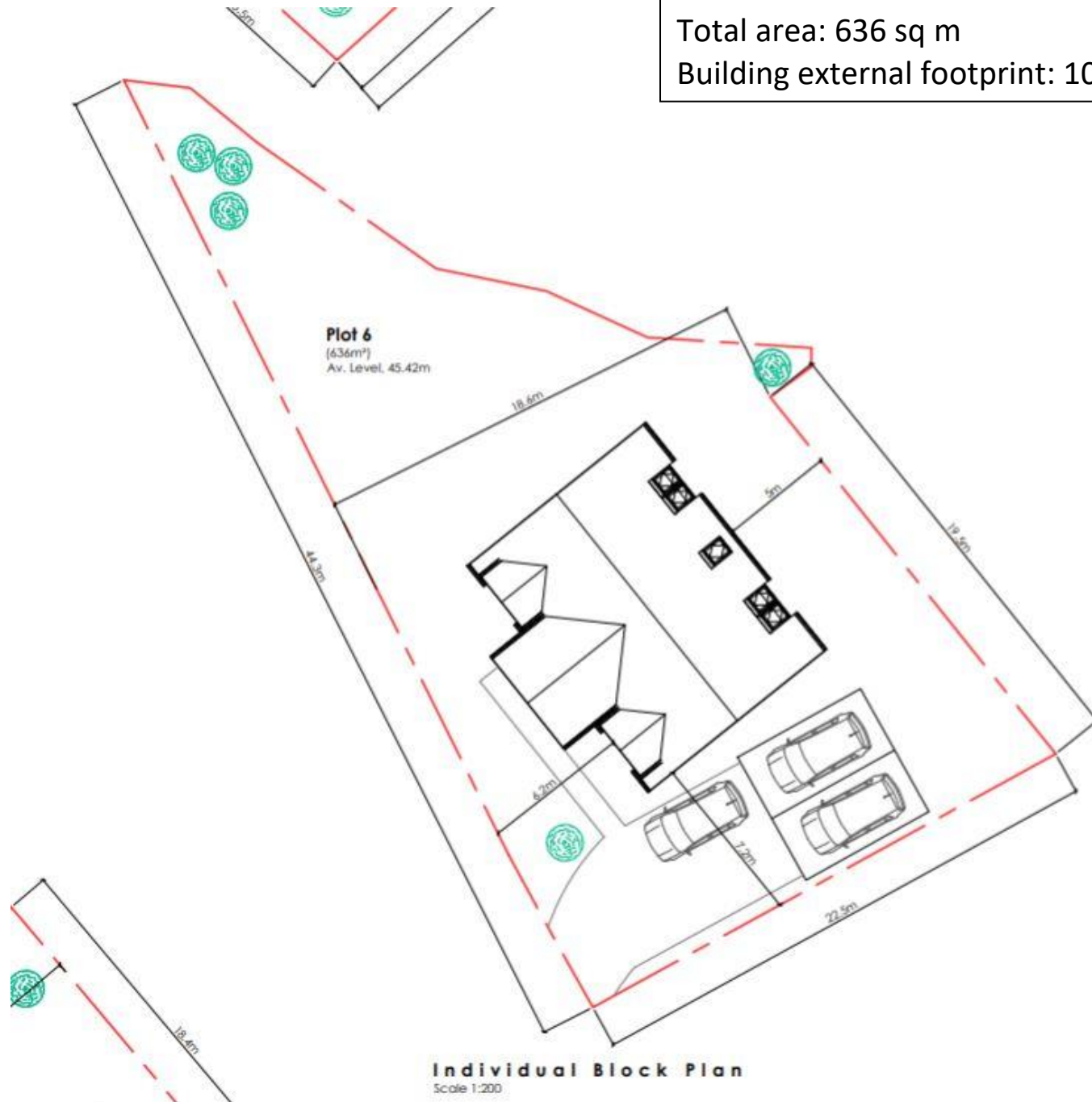
Building external footprint 97 sq m



Plot 6

Total area: 636 sq m

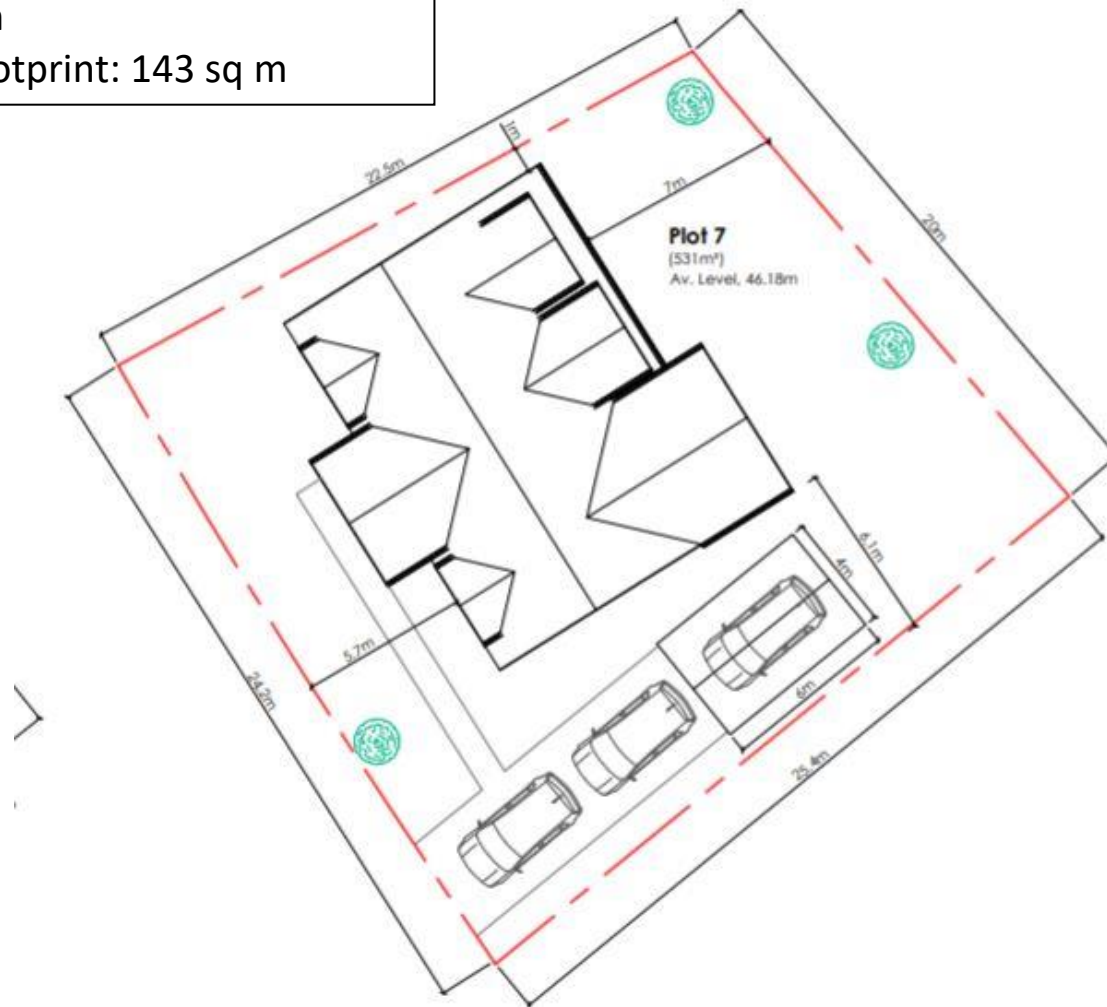
Building external footprint: 102 sq m



Plot 7

Total area: 531 sq m

Building external footprint: 143 sq m

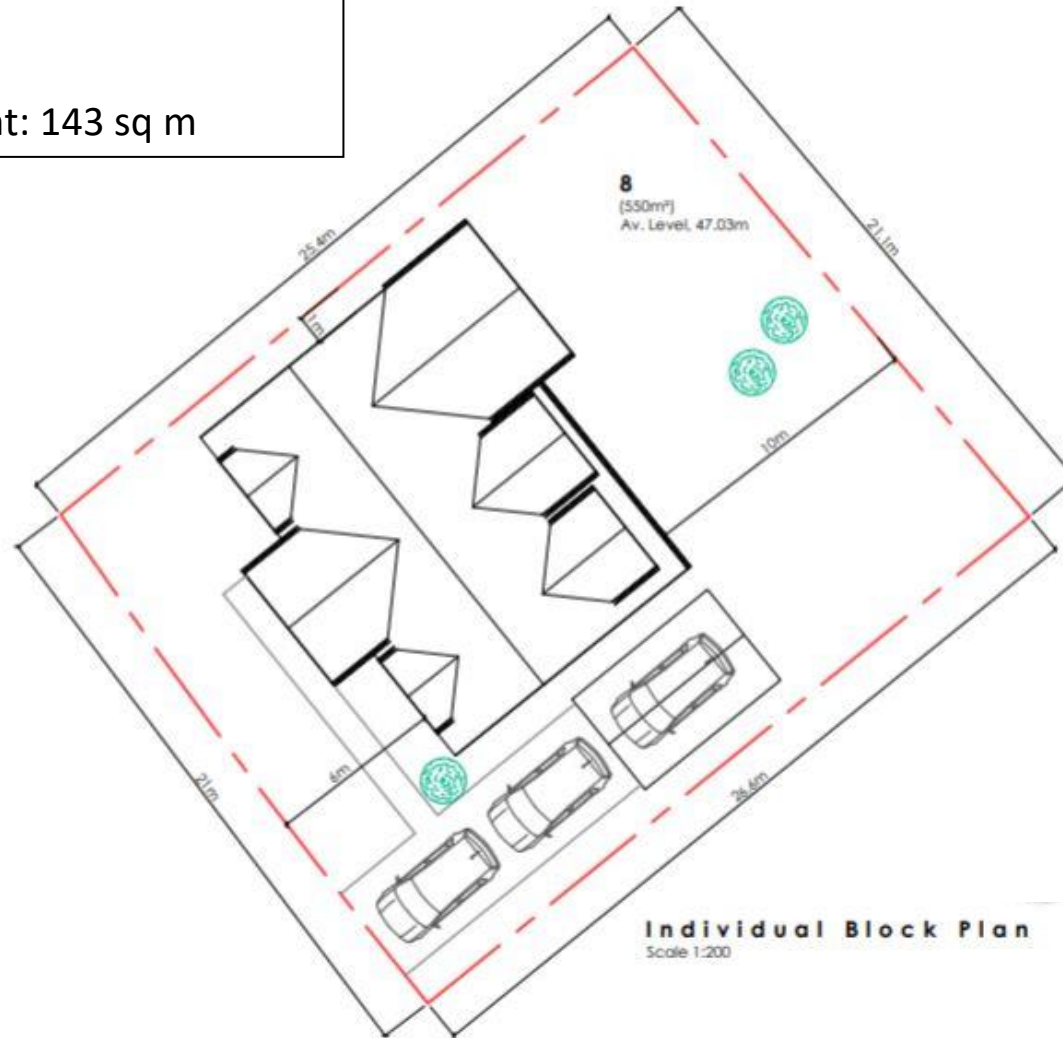


Individual Block Plan
Scale 1:200

Plot 8

Total area: 550 sq m

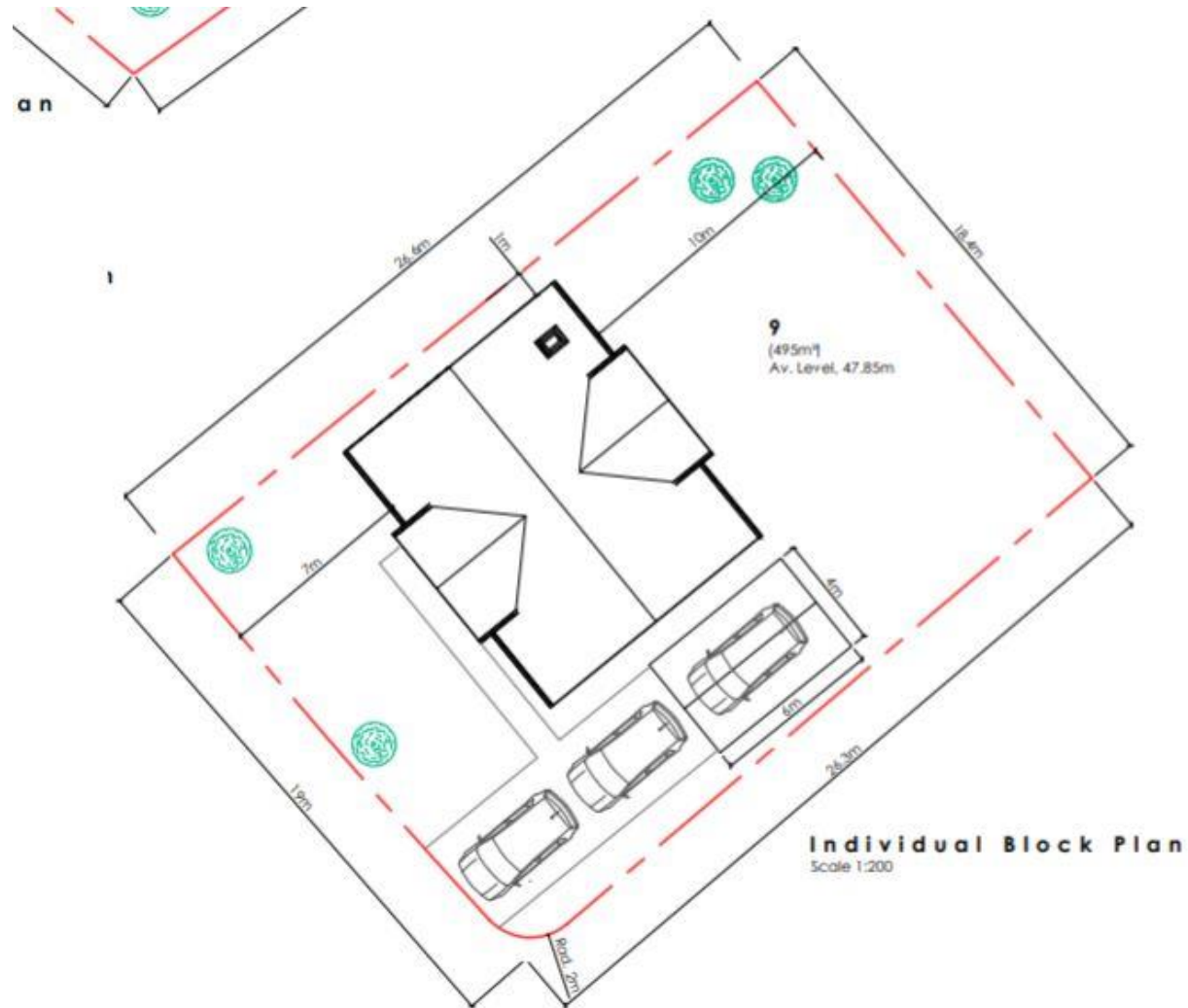
Building external footprint: 143 sq m



Plot 9

Total area: 495 sq m

Building external footprint: 97 sq m



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.

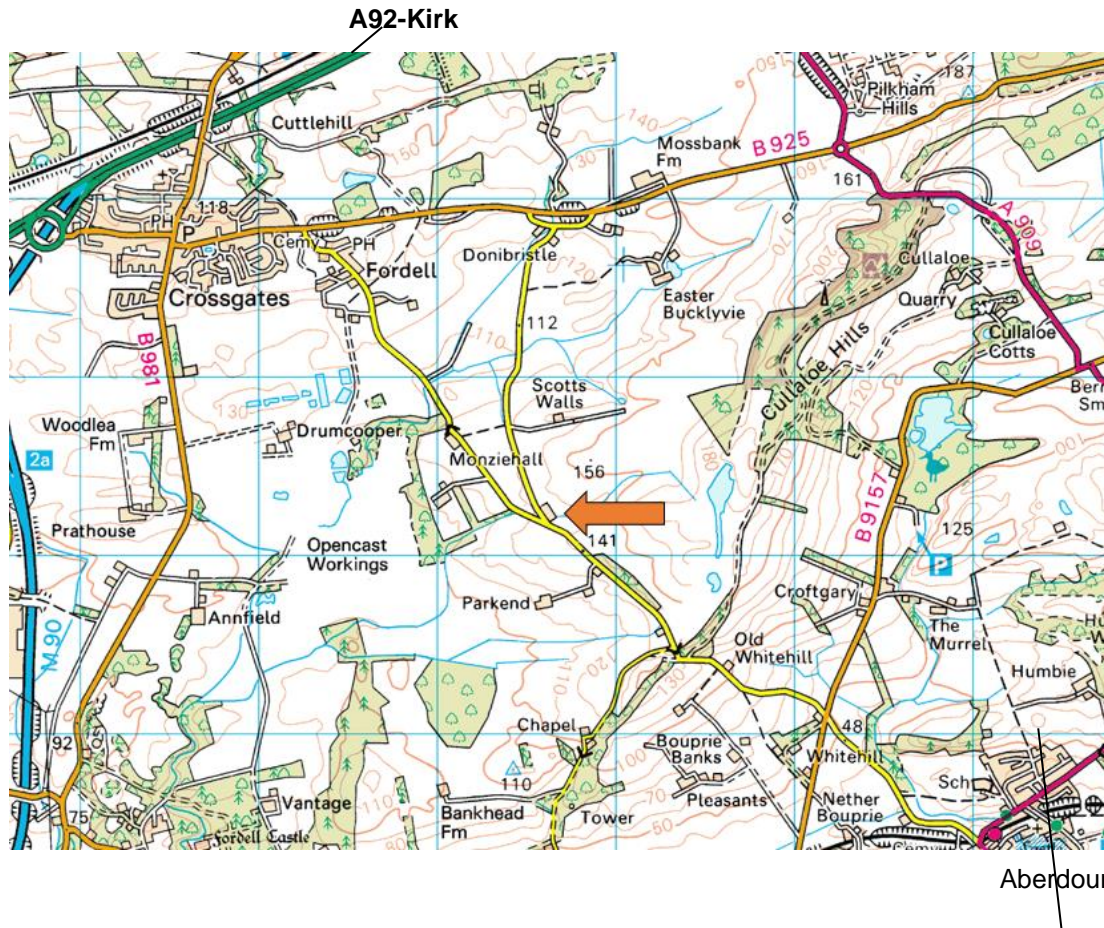
PROPERTY MISDESCRIPTION

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.



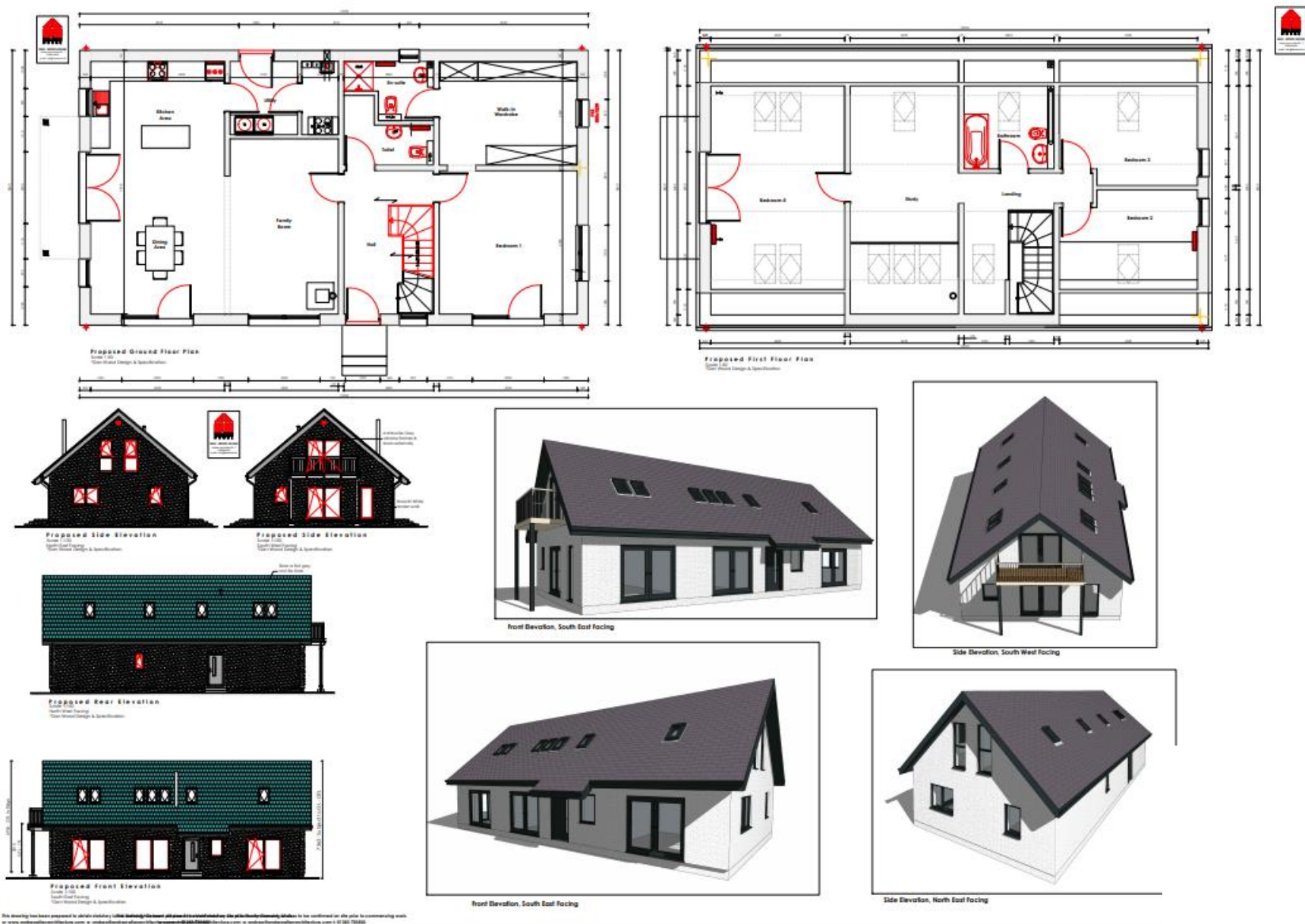


Directions: From the Forth Bridge A90, take the Dunfermline Exit (junction 3). Take the third left at the roundabout onto the A92. At the next roundabout take the third exit (ignore the first exit which is the Park and Ride) to Crossgates. Turn right at the T junction in Crossgates and first left along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

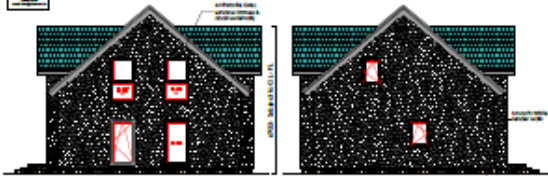
Directions: From Kirkcaldy Proceed along the A92 dual carriageway. Take the Cowdenbeath turnoff and turn left. At the next roundabout turn third left onto the B925. After a quarter mile turn left through Donibristle. After a mile the road joins another road from the right. Turn first left into The Sawmill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

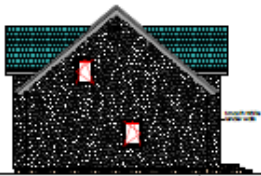
PLOTS 1 & 2



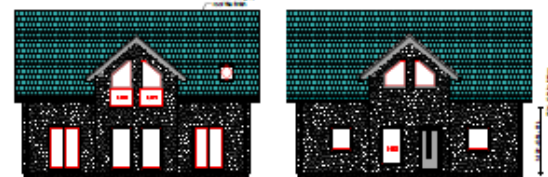
PLOTS 3-5 + 9



Proposed Side Elevation
1000 sq. ft.
Gar. Floor Design & Specification



Proposed Side Elevation
1000 sq. ft.
Gar. Floor Design & Specification



Proposed Rear Elevation
1000 sq. ft.
Gar. Floor Design & Specification



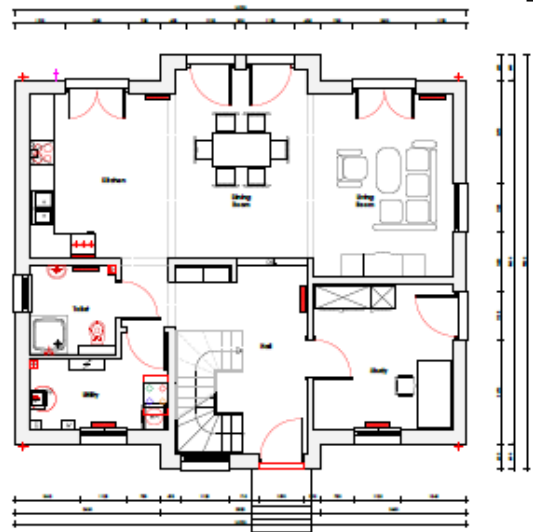
Proposed Front Elevation
1000 sq. ft.
Gar. Floor Design & Specification



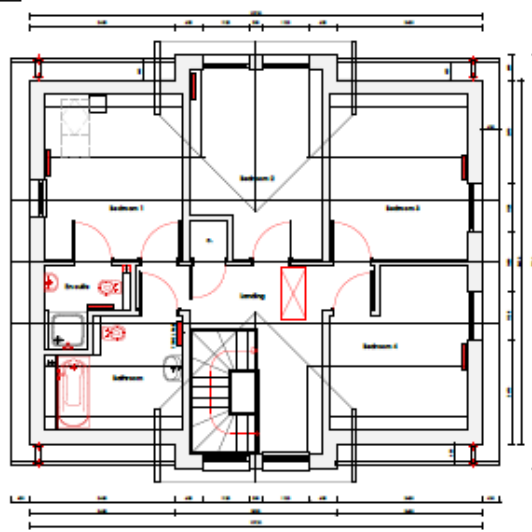
Side / Side Elevation



Rear / Side Elevation



Proposed Second Floor Plan
1000 sq. ft.
Gar. Floor Design & Specification



Proposed First Floor Plan
1000 sq. ft.
Gar. Floor Design & Specification



Front Elevation

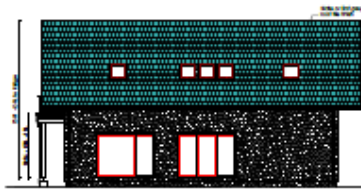
PLOT 4



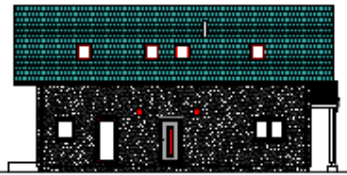
Proposed Front Elevation
Scale 1:50
For Approval & Construction



Proposed Rear Elevation
Scale 1:50
For Approval & Construction



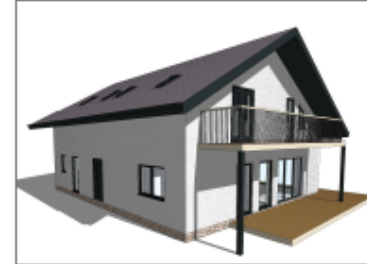
Proposed Side Elevation
Scale 1:50
For Approval & Construction



Proposed Side Elevation
Scale 1:50
For Approval & Construction



Side Elevation, South East Facing



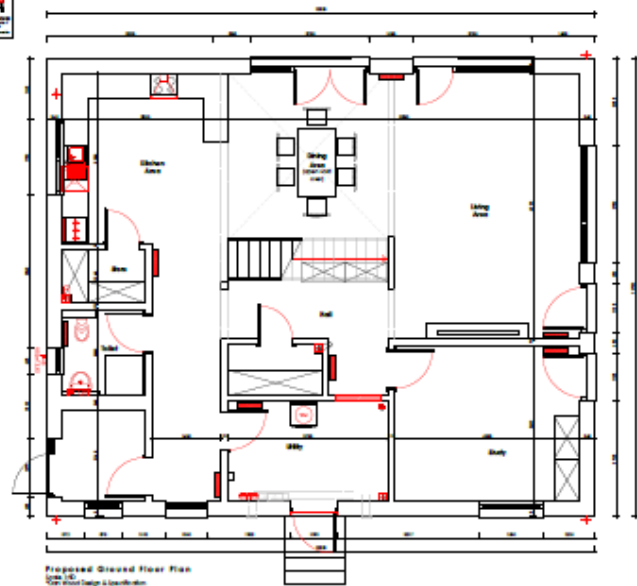
Rear Elevation, South West Facing



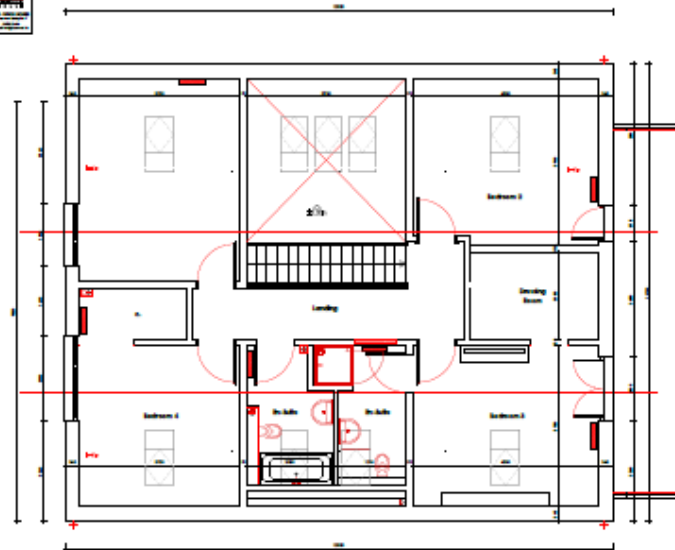
Front Elevation, North East Facing



Rear Elevation, South West Facing

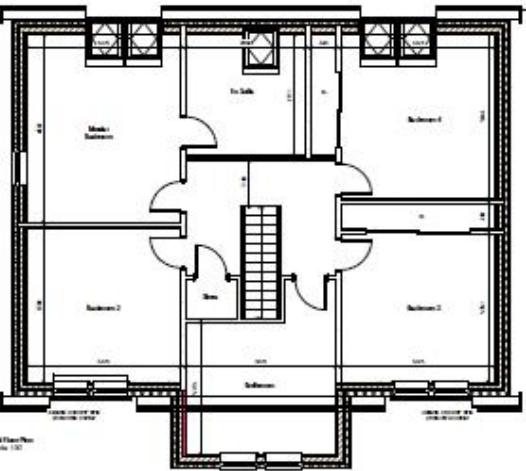
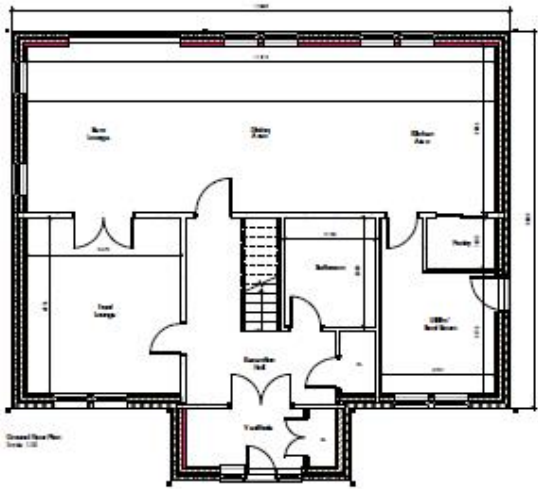


Proposed Ground Floor Plan
Scale 1:50
For Approval & Construction

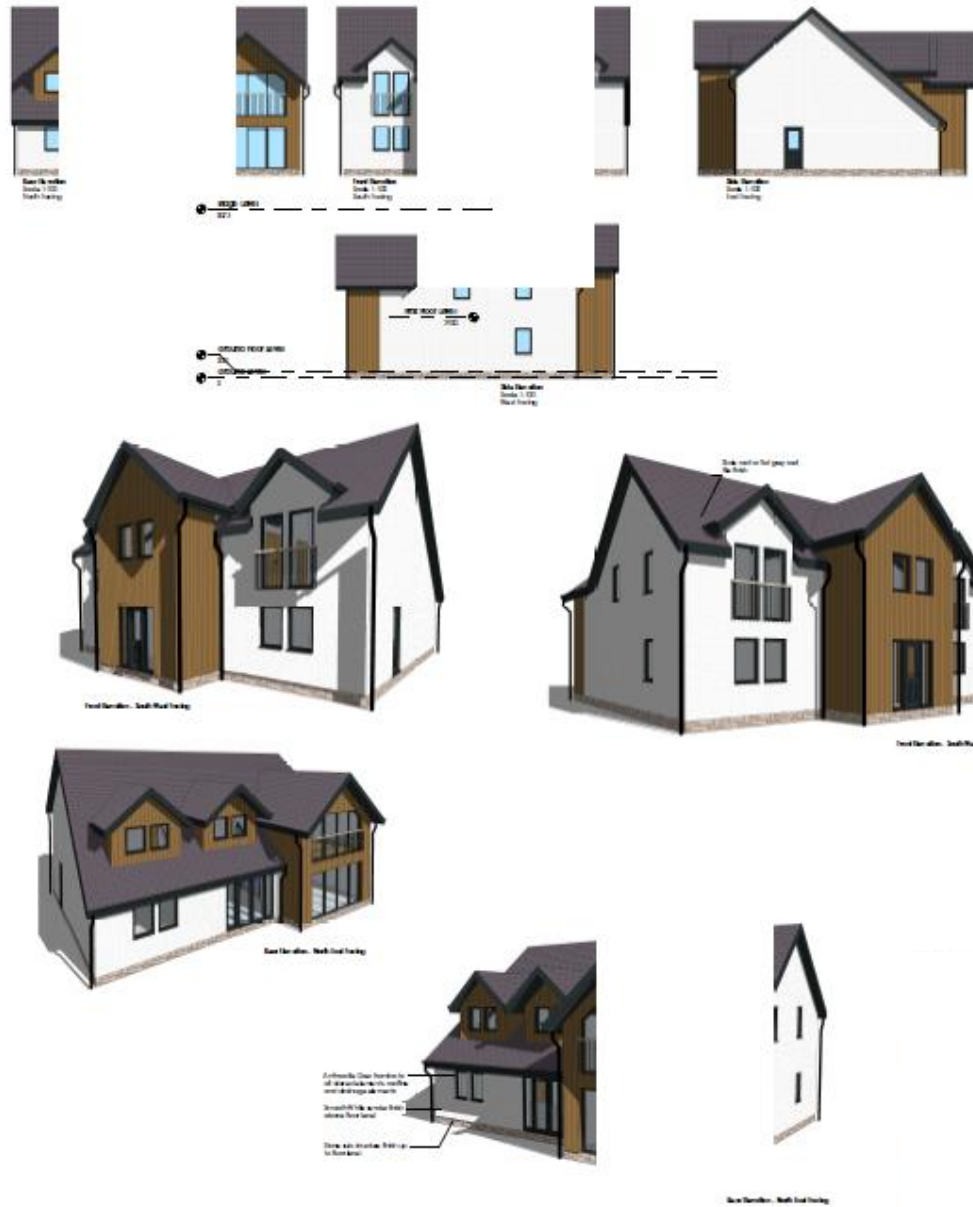
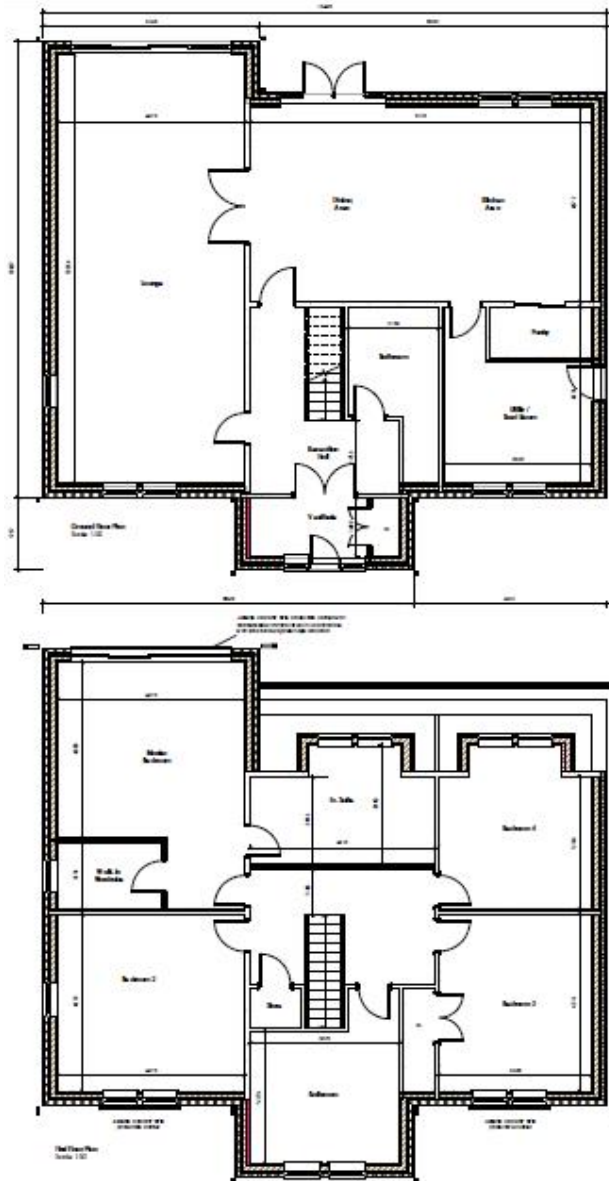


Proposed First Floor Plan
Scale 1:50
For Approval & Construction

PLOT 6



PLOTS 7 + 8



HOUSE BUILDERS

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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.

