



North of Auchterderran Golf Course, by Cardenden, FIFE, KY5 0NH

NORTH OF AUCHTERDERRAN GOLF COURSE, BY CARDENDEN, FIFE, KY5 0NH

Opportunity to purchase development site, zoned for housing

Cardenden railway station 1m, A92 3m, Kirkcaldy 5m, M90 8m, Glenrothes 10m, Dunfermline 8m, Perth 25m, Edinburgh 25m, Glasgow 50m

Opportunity to acquire 12.35 acres (5 ha) of land zoned within the Mid Fife Local Plan for around 145 houses (Ref: CDD06), Fife Council Planning Department.

This is an attractive development site located just to the north Auchterderran Golf Course. Open farmland lies to the west and north of the development site.

The land is easily accessible from the north via the M90 Kinross – Dunfermline – Edinburgh motorway, without going through any settlements.

The A92 Lochgelly junction is 3 miles away to the south there is a mainline railway station.

Lot 1 - **Offers Over:** £741,000
(12.35 acres @ £60,000/ac)
(145 house plots @ £5110 a plot)

Note: The blue area at the site entrance (see front page image) is in separate ownership and is being marketed by Graham & Sibbald, 01592 266211, colin.devine@g-s.co.uk



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



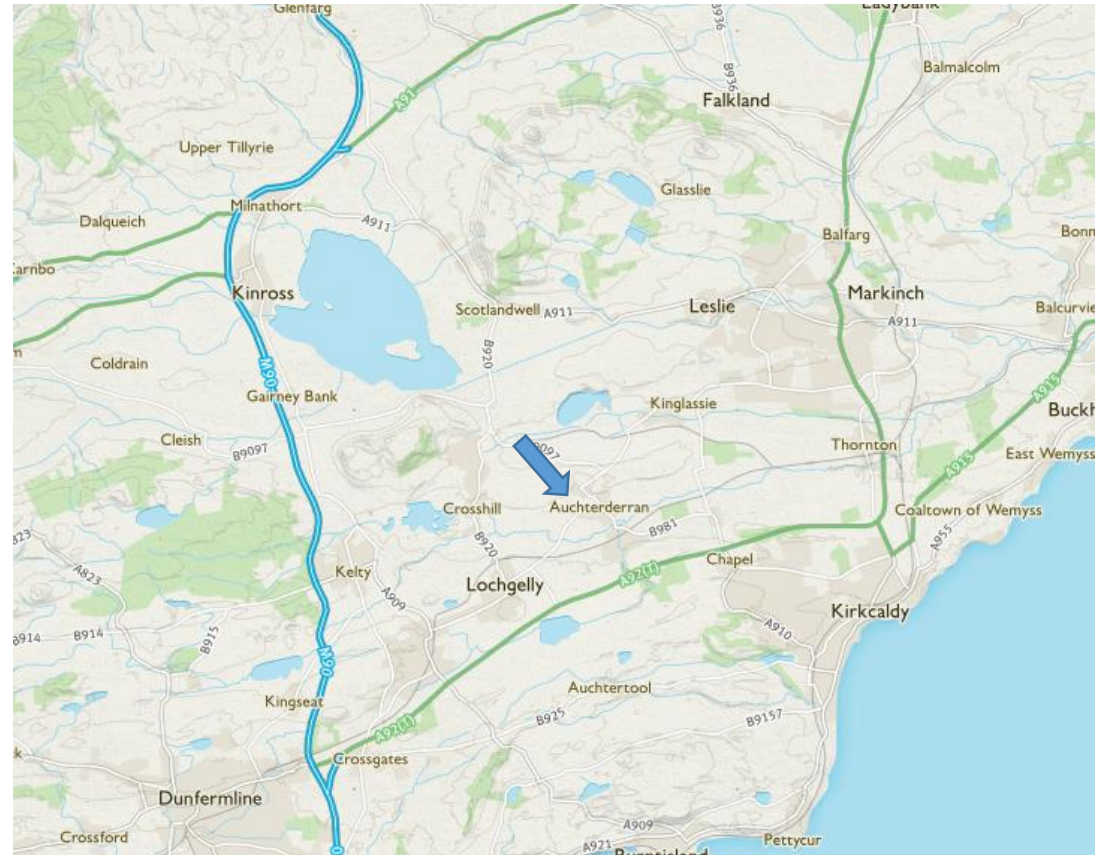
LOCATION

The site is situated on Woodend road in Auchterderran and is 5 miles north west of Kirkcaldy, 8 miles south west of Glenrothes and 9 miles north east of Dunfermline. The site has excellent access to road networks with easy access to the A92 and M90.

The site is in a great location for a number of natural amenities such as Lomond Hills Regional Park at Crosshill and Loch Leven which has a number of walks and cycle routes around the heritage trail. Both lie about 10 minutes away

In the surrounding area there is access to a number of local services including a, dentists, doctor surgery and library. Primary school at Cardenden and possibly at Scotland well and Cleish if there is capacity in these schools and if you transport your children to these schools. Secondary schooling available at the newly built Lochgelly high school. The site is only 6 miles from an Asda superstore, however there are small convenience stores such as a Tesco express in the village. A number of different bus routes have stops on Woodend road and Cardenden train station is only 0.7 miles away. It is possible to get to Edinburgh in 50 minutes by car and just over an hour by train.

Kirkcaldy Glenrothes and Dunfermline provide an excellent range of other leisure and sporting facilities.



DIRECTIONS

Travelling from Edinburgh cross the Queensferry crossing merging with the A90 and continue onto the M90. At junction 5 turn right left and right along the B9097 along the south of Loch Leven. . Next, turn right onto the B920 followed by a left onto the B9097 and finally a right onto the B921 and follow

the road into Auchterderran. The road takes a sharp bend to the left and the entrance to the site is on the right after 200 yards. When travelling from Perth take the M90 for 18 miles to junction 5 where you turn left immediately left again and first right. From here follow the directions as above.

SERVICES

ROADS & TRANSPORT DEPARTMENT

Fife Council EPPS. Transportation Development Management, Kingdom House, Kingdom Avenue, Glenrothes, KY7 5LY, 08451 555555 ext 480211. McCrae & McCrae Ltd have had discussions with Michael McArdle of Fife Council Estates Development about access.

MAINS WATER & DRAINAGE

It is up to the purchasers to satisfy themselves as to the cost and provision of mains water and drainage. Further information can be received from: Scottish Water, 01413 555511. DWD forms have been submitted to Scottish Water for technical approval. It is anticipated that the mains sewage connection would be through the rail underbridge to the mains sewer on the north side of the railway. Suds ponds would also be on the north side of the railway.

MAINS ELECTRICITY

It is up to the purchasers to satisfy themselves as to the cost and provision of mains electricity. Further information can be received from: Scottish Power, Cathcart House, Spean Street, Glasgow, G44 4BE, 01415 682000

MAINS GAS

There is a substantial gas main up the east side of the property. It is up to the purchasers to satisfy themselves as to the cost and provision of mains gas. Further information can be received from Scottish Gas, PO Box 23114, Edinburgh, EH5 1YR.

PLANNING DEPARTMENT

Enterprise, Planning and Protective Services, Kingdom House, Kingdom Avenue, Glenrothes, KY7 5LY, 08451 551122

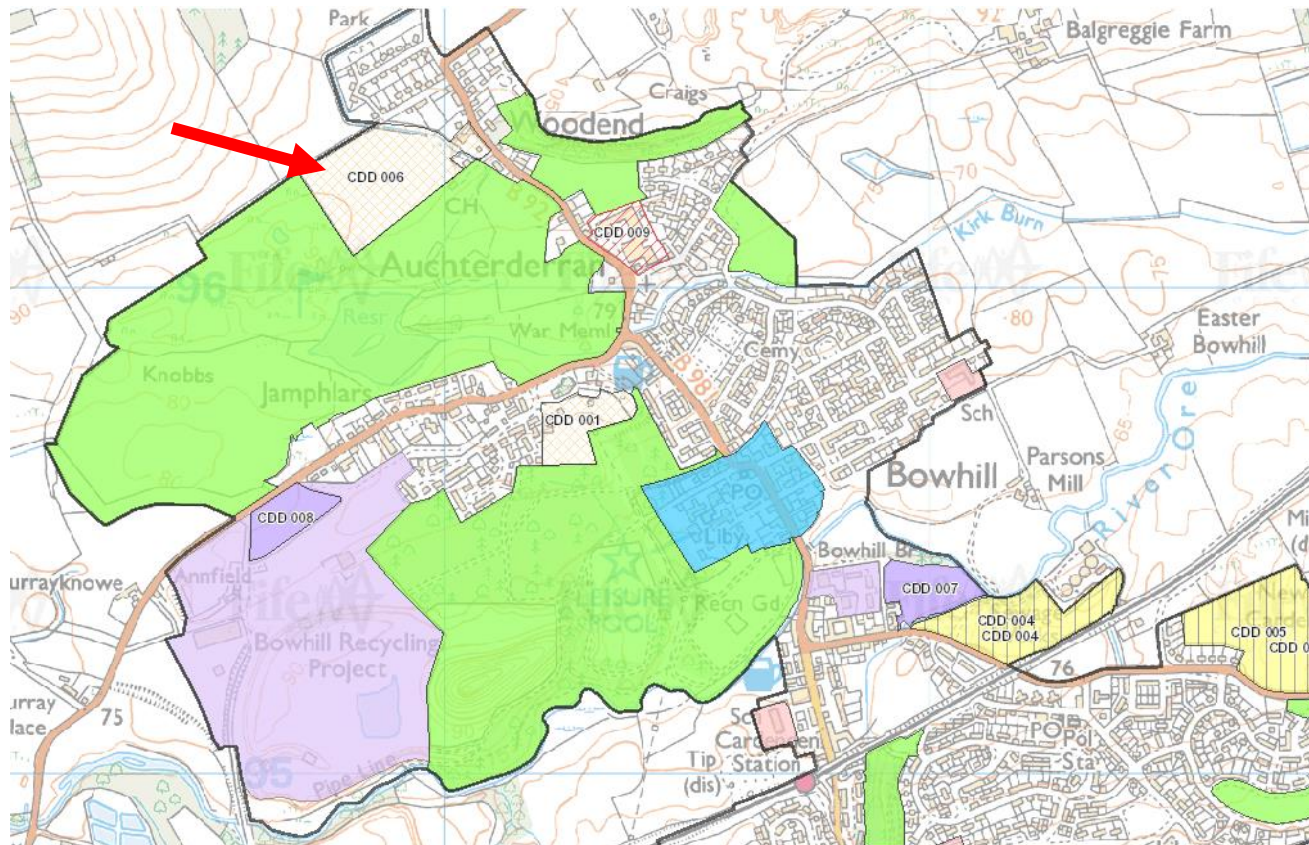


CLOSING DATE

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.



The land for sale is shown here zoned for housing in the FIFEplan 2014 (Ref: CDD 006)

HOUSE BUILDERS

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Dollar
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Gradual Peak Ltd
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Fife
KY15 5TB
01334 828800 / 07967 595414

Gary Gibson
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Wood Road
Rosyth
KY11 2EA
01383 427440

Master Houses Ltd
23 Newlands
Birchwood Grange
By Kirknewton
EH27 8LR
01506 885588
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

Rob Roy Homes (Crieff) Ltd
Dalchonzie

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Perthshire
PH6 2LB
01764 670424
www.robroyhomes.co.uk

Scotframe Timber Engineering Limited
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Dundee Technology Park
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