

# The Granary Range, Camilla Farm Steading, 5 House Plot Development Site Auchtertool, Fife, KY2 5UE





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## 5 Newbuild House Plots (all with triggered detailed planning consent)

Kirkcaldy 5m, Aberdour 5m, Burntisland 6m, Dunfermline 10m, Glenrothes 13m, Edinburgh 25 miles, Glasgow 34 miles

Great Opportunity to purchase the last phase of a small farm steading development in an attractive quiet rural setting on the edge of the small village of Auchtertool 5 miles west of Kirkcaldy.

Its “oven ready” to start with existing detailed planning permission and no section 75 planning conditions which would save the developer about £15,000/house.

Lots 1-4 are 3 bedroom houses and lot 5 is a 5 bedroom house. Their sizes are as follows:

No1 – 106sqm

No2 – 76sqm

No3 – 76sqm

No4 – 105sqm

No5 – 105sqm

There are open views to the countryside to the south, east and north with the other 11 house plots having being developed to the west. The existing steading development are all on mains water electricity and drainage.

Lovely walks and right of way over many countryside paths. The primary school, village hall and church are also within easy walking distance. The village is also on a bus route into Kirkcaldy and Dunfermline.



**Offers Over £30,000 Per House Plot**

**Offers over £150,000**









# The Houses: The Granary Range

South North



5 4 3 2 1

East (Road) Elevation

North South



1 2 3 4 5

West Elevation

## House 1 – 106.72sqm

		Windows/Floor
Living	(4.7m x 5.6m)	N/FF
Kitchen/Dining	(4.5m x 5.2m)	N/FF
Bedroom 1	(3.2m x 4.3m)	N/GF
Bedroom 2	(2.6m x 4.4m)	N/GF
Bedroom 3	(2.6m x 4.4m)	W/GF
Study	(1.9m x 3.7m)	W/GF
Family	(3.1m x 4.3m)	W/GF

## House 2 – 76.11sqm

Living	(3.9m x 5.6m)	W/GF
Kitchen/Dining	(3.5m x 5.7m)	W/GF
Bedroom 1	(3.3m x 4.4m)	W/FF
Bedroom 2	(3.0m x 3.3m)	W/FF
Bedroom 3	(3.0m x 3.3m)	W/FF

## House 3 – 76.11sqm

Living	(3.9m x 5.6m)	W/GF
Kitchen/Dining	(3.5m x 5.7m)	W/GF
Bedroom 1	(3.3m x 4.4m)	W/FF
Bedroom 2	(3.0m x 3.3m)	W/FF
Bedroom 3	(3.0m x 3.3m)	W/FF

## House 4 – 105.53sqm

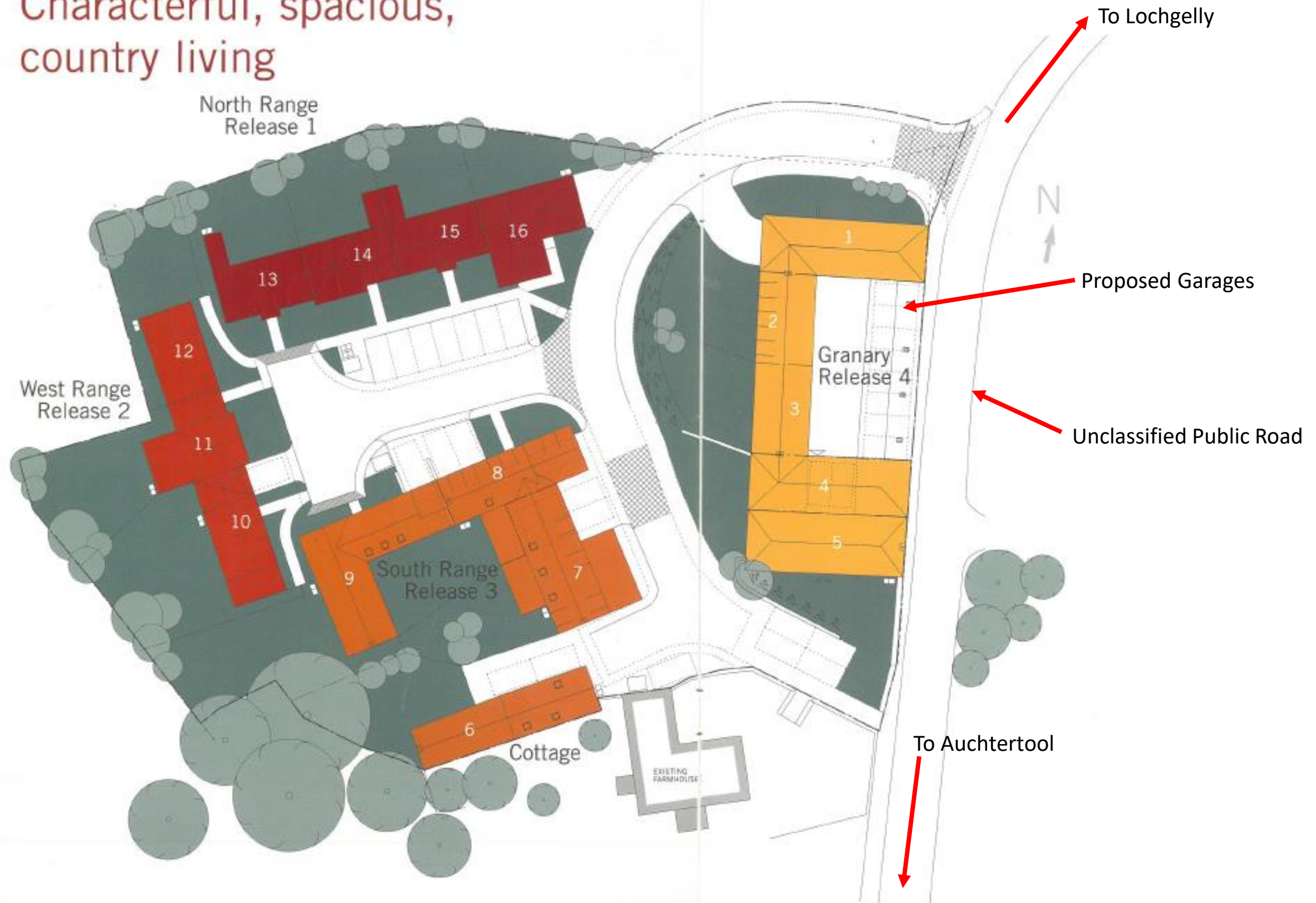
Living	(5.2m x 5.3m)	W/FF
Kitchen	(3.1m x 3.4m)	W/FF
Bedroom 1 + WC	(3.8m x 4.6m)	N/FF
Bedroom 2	(3.1m x 3.9m)	N/FF
Bedroom 3 + WC	(2.7m x 4.2m)	W/GF
Games Room	(5.1m x 5.2m)	E/GF

## House 5 – 112.88sqm

Living	(5.0m x 6.1m)	S/GF
Kitchen/Dining	(3.8m x 5.0m)	S/GF
Bedroom 1	(3.3m x 5.0m)	S/GF
Bedroom 2	(2.6m x 5.0m)	E/FF
Bedroom 3	(2.9m x 3.9m)	S/FF
Bedroom 4	(2.9m x 3.3m)	S/FF
Bedroom 5	(2.6m x 5.0m)	S/FF

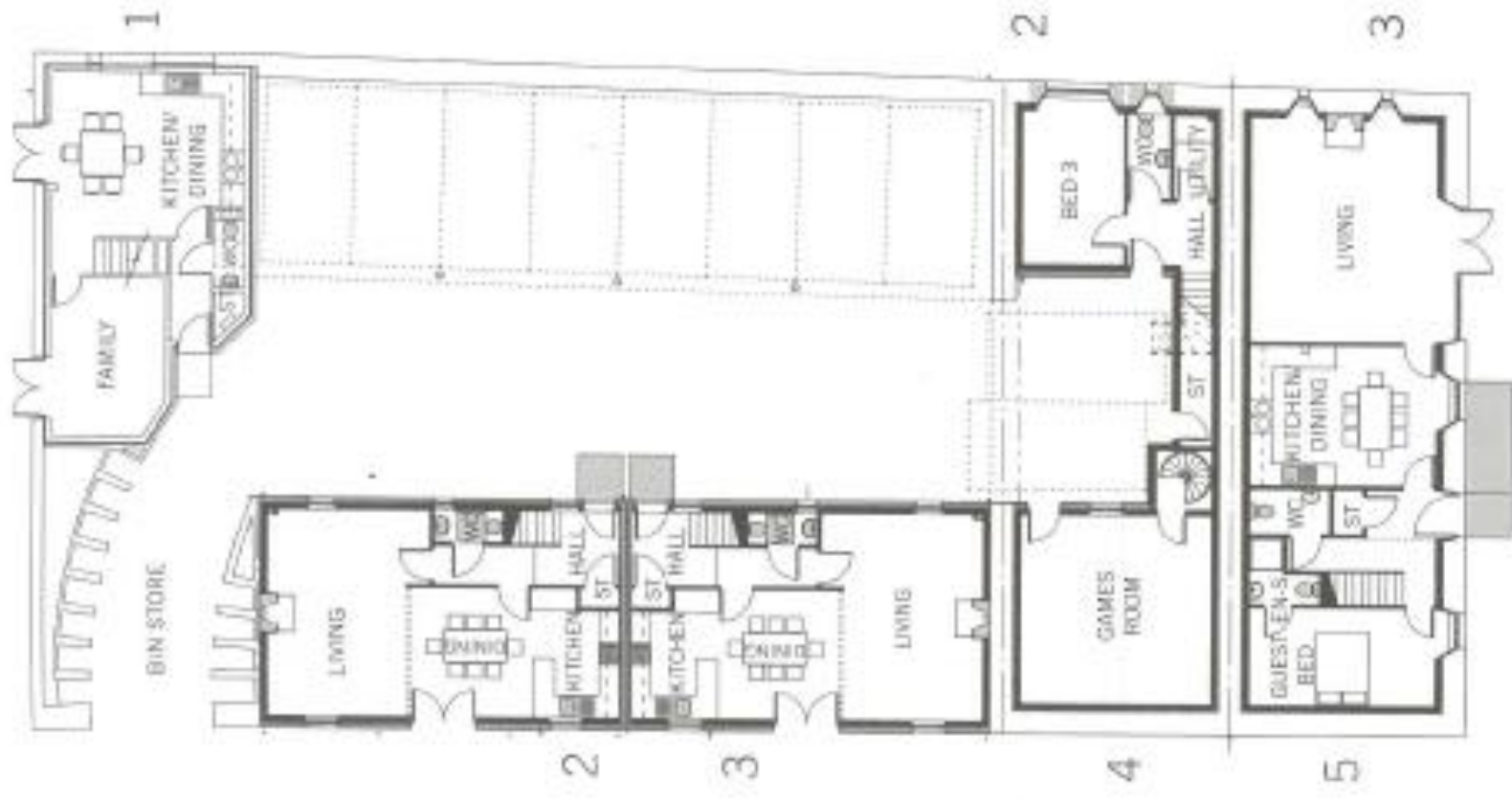
Proposed 8 garages

Characterful, spacious,  
country living



**House Plots 6 – 16 have been developed and are all occupied**





GROUND FLOOR PLAN



UPPER FLOOR PLAN

## House Specification

### Exterior

- Roof – terracotta coloured pantiles
- Walls – finish as per each house's drawings; stone, self-coloured render or cedar
- Rainwater good – aluminium
- Front – door-bell and entrance light
- Front/rear doors – vertical boarding style
- Rear – outside tap to rear garden, outside electric power socket, patio light
- Grass – front and rear. Trees – as per landscaping plan
- Fencing – post & wire
- Windows – double glazed softwood windows with astragals; side-opening/easy clean hinges to upper. All downstairs windows to have window-locks
- French doors were shown with astragals

### Interior

- Calor gas powered central heating with radiators to each room
- Chimney – brick built case 3 flue, open or closed to living room. Gas supply adjacent to chimney.
- Lighting – central pendant/rose light to bedrooms and living areas, down-lighters in bathrooms, Ensuites and kitchens
- Floors – overlay engineered hardwood floors to living room, hall, wc and recessed entrances, quarry floor tiles to bathrooms, chipboard flooring in remainder of houses, recessed metal framed mat well and mat to main entrance
- Switches/electrics – white plastic switches. All power sockets to be double sockets.
- Dimmer switch to living room.
- Tv and telephone sockets to living room, kitchen and bedroom.
- Television aerial connection to loft-space

### Interior finishes

- Emulsion was – silk in kitchens, bathrooms and Ensuites and matt in other areas, eggshell woodwork.
- Doors – softwood 6 panel doors, for painting in white
- Door ironmongery – brushed stainless steel knob ironmongery
- Staircases – softwood stair and banisters, for painting

### Kitchen

- Fully fitted kitchen featuring one and a half basin sink, staved beech worktops and inset gas hob,
- single electric oven/grill, washer/dryer, fridge and spaces for dishwasher and freezer
- Tiling – to splash backs

### Bathroom/Ensuites

- Three piece bathroom suite from Rocca, Laura range
- Taps and fittings from Bristan, Matrix range
- Showers – enclosure with shower door. Mains fed, wall mounted shower with thermostatic control
- Full height tiling to baths and shower enclosures, other tiling to basin and wcs





**Situation:**

Camilla farm steading is located just to the north west of Auchtertool near the very quiet unclassified public to Lochgelly Loch.

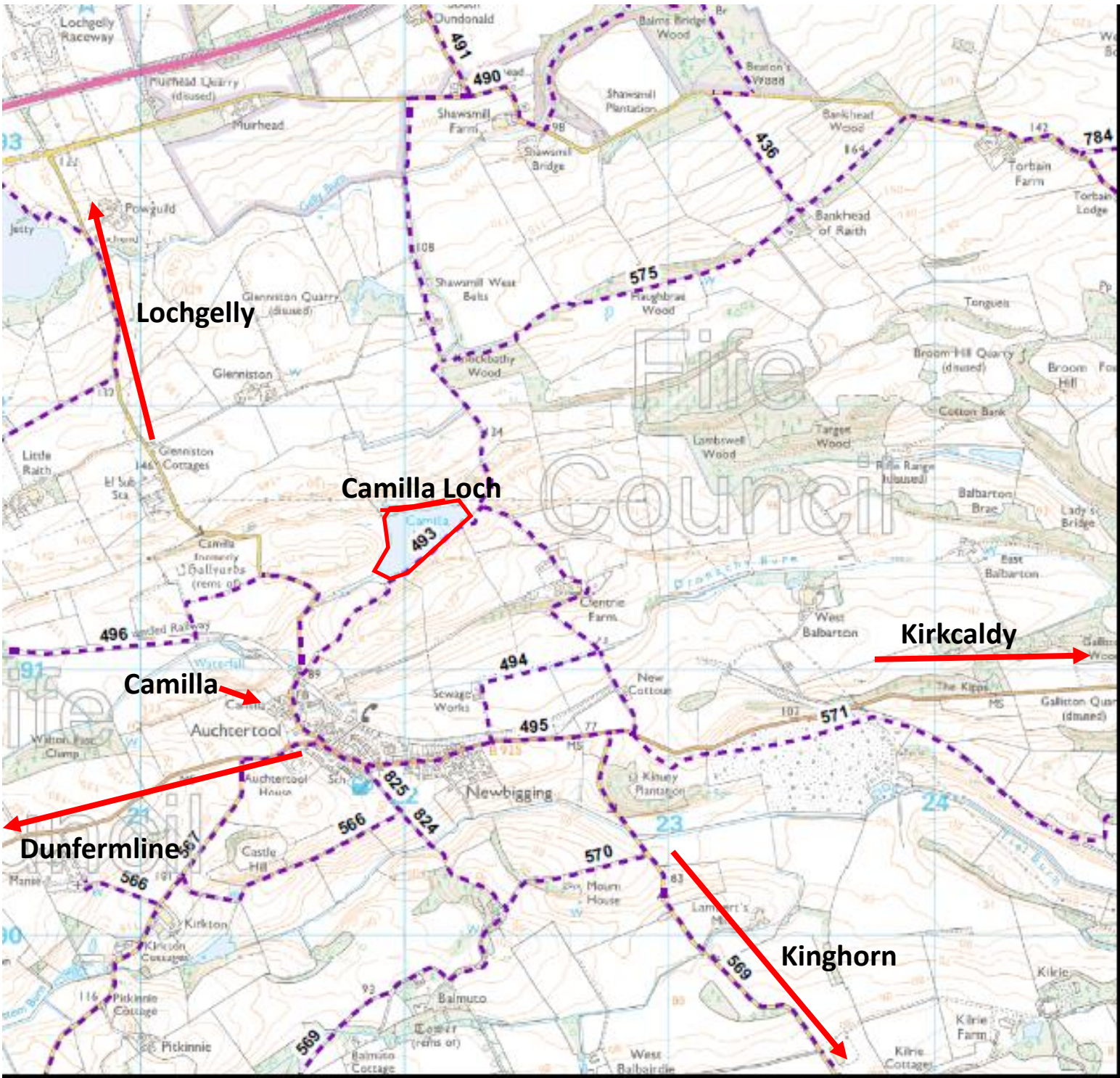
The farm steading development enjoys a rural outlook but is within easy walking distance of the bus stop in the centre of the small village of Auchtertool which provides a primary school, a church and social activities in the village hall.

The adjacent plan illustrates the many local walks into the countryside on core paths.

The Property is only 5 miles east of Kirkcaldy which provides excellent social and sporting facilities as well as High schools.

Dunfermline also provides excellent facilities. There are golf courses at Kinghorn, Aberdour, Dunfermline, Glenrothes and London Links.

There is capacity in sewer with existing pipework on site within the boundary. The same applies for mains water and electricity.



<p><b>Key</b></p> <ul style="list-style-type: none"> <li><span style="color: purple;">---</span> Adopted Core Paths</li> <li><span style="color: blue;">---</span> Water Access Core Paths</li> <li><span style="color: red;">---</span> Neighbouring Authority Core Paths</li> </ul> <p><small>All rights reserved. Ordnance Survey Licence number 100023385.</small></p>	<p>Scale: 1:23,000</p>	 <p><b>Fife</b> COUNCIL LEISURE &amp; CULTURAL SERVICES</p>
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## Directions

### From Kirkcaldy:

Go past Beveridge park and Raith Rovers Football Club's ground Stark's Park before turning right onto the B9157 to Auchtertool. Go through the village and turn on the last right before leaving the village. Proceed down the hill and as you leave the village and Camilla steading is on the left hand side. There is a for sale sign at the road end and the site for sale is immediately on your left.

### From Dunfermline:

Go out the A92 towards Kirkcaldy and take the Lochgelly turnoff and turn first right. Proceed for half a mile and turn right at the sign to Auchtertool. Continue on this quiet unclassified public road and Camilla Steading is first on your right.



### Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

### 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 measures 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 misstatement 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.

### Satellite Navigation

For the benefit of those with satellite navigation the property's postcode is **KY2 5UE**

### Entry & Possession

Entry and vacant possession will be by mutual agreement and arrangement.

### Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars.

### Home Report

A Home Report incorporating a Single Survey, Energy Performance Certificate and Property Questionnaire is available for parties genuinely interested in this property. Please contact us, either by telephone or via the website entry for this property, to request a copy. No charge is made for electronic copies; a paper copy can also be made available from our offices or by post, at a charge of £20 to cover reproduction and administrative costs.

### Basic Payment Scheme (BPS)

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

### Service Rights, Burdens & Wayleaves

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

### Particulars and Plans

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

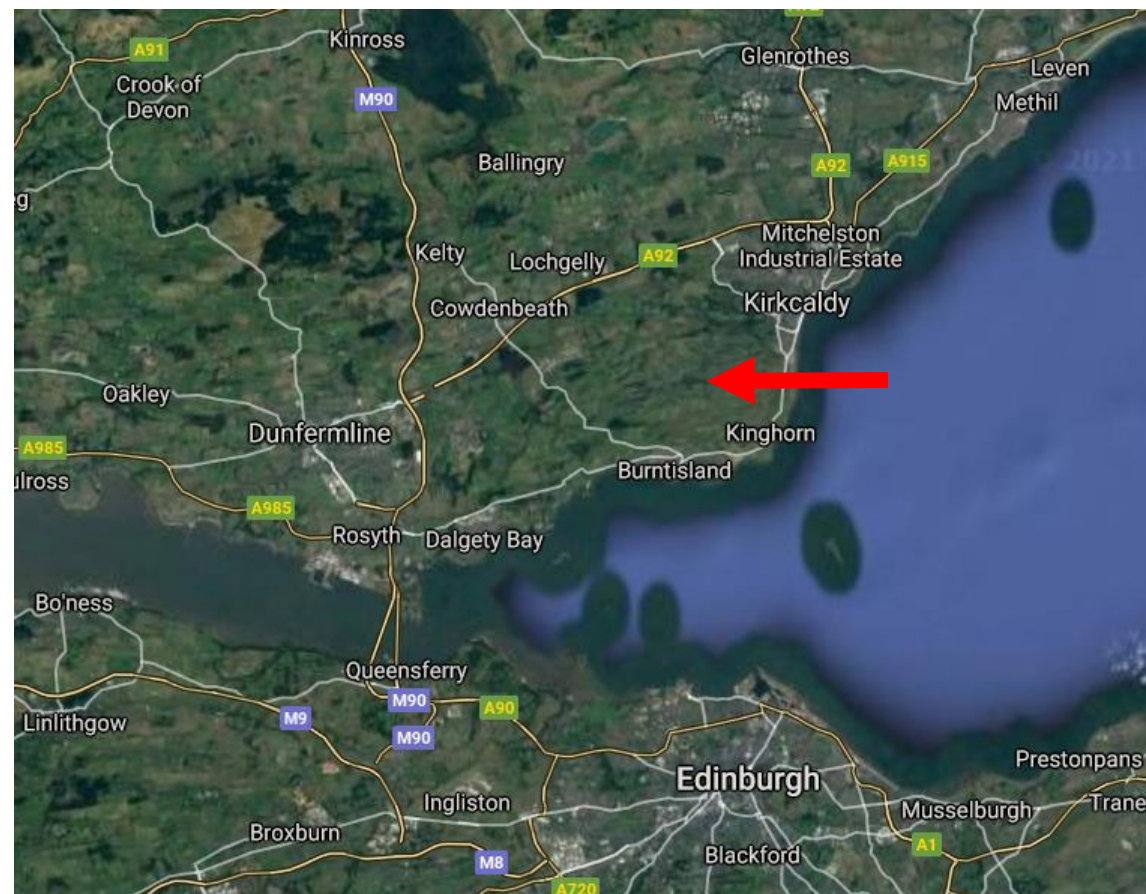
### Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

### Important Notice

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
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