

DEVELOPMENT LAND

Castlehill, Bogside, West of Blairhall, FK10 3QD

FIFE

Blairhall 2m; Culross 3.5m; Clackmannan 5m; Alloa 6.5m; Dunfermline 8m; Dollar 10m;
Stirling 17m; Edinburgh 26m; Glasgow 32m



**Opportunity to acquire 15.3 acres (6.2 ha)
of land with full planning consent for 38
dwelling houses and 6 live/work units.**

**For sale as a whole or as serviced house
plots**

Rural and sheltered site with excellent views and a prime location within central Scotland.

The sellers are an earthwork company and expect a sale in plots is more likely. They would reclaim the site, demolish all the buildings, landscape the site, install the roads and services and then sell off the serviced plots to self-build private individuals.

Owner: Land Engineering Services Ltd.

Whole site: offers over £900,000
Serviced house plots: offers over £50,000/Plot

McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline Fife, KY12 7PD Tel: 01383 722454,
9 Charlotte Street, Perth, 01738 634669,
www.mccraemccrae.co.uk
Email: info@mccraemccrae.co.uk

DESCRIPTION

This is an attractive sheltered centrally located development site. Most of the houses are well away from the A907 Dunfermline-Alloa road. The lands to the north east of the site act as bund to screen the road off. This combined with the native trees make the site relatively quiet.

Much of the central area is flat with land generally sloping to the South West. There are also a number of disused buildings in a poor state of repair and a dry settling pond in the southern region which remain as a legacy of the former colliery at the site. The site boundary is made up of mixed vegetation with farmland and forestry surrounding the wider area. Planning permission was granted to Lomond homes in May 2012. They then went into liquidation and LES Ltd. purchased the site and are renewing the planning consent.

Adjacent and to the south of the site is the old Alloa-Dunfermline railway line that was closed in the 1960s. It has since been converted into a fully tarmacked off-road cycle path suitable for all ages that leads to the centre of Dunfermline. This would provide a pleasant commute for the fitter commuter.

Primary schooling is available at Blairhall and secondary schooling in Dunfermline. There is also private schooling at Dollar Academy with a bus service stopping in Blairhall.

Alloa provides the nearest train station with direct services to Glasgow and services to Edinburgh via Stirling. Alloa and Dunfermline provide a wide range of shops and services while Oakley has a co-operative and a butchers. The site, is also a short drive or cycle away from the lovely heritage village of Culross with its ancient architecture and the red lion pub. There is also a restaurant and pubs in Kincardine.



Outlook to the south east of the site from the east of the site

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SITUATION

The development site lies to the west of Blairhall in Fife just off the A907 which connects Dunfermline to Alloa. It lies just south of Brankstone Castle.

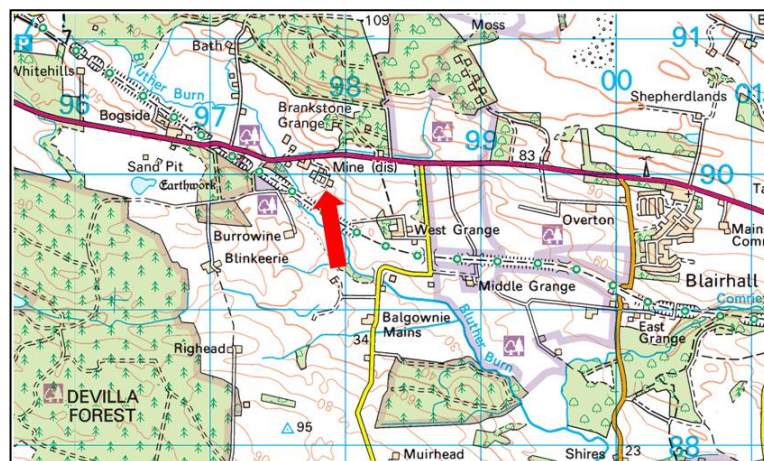
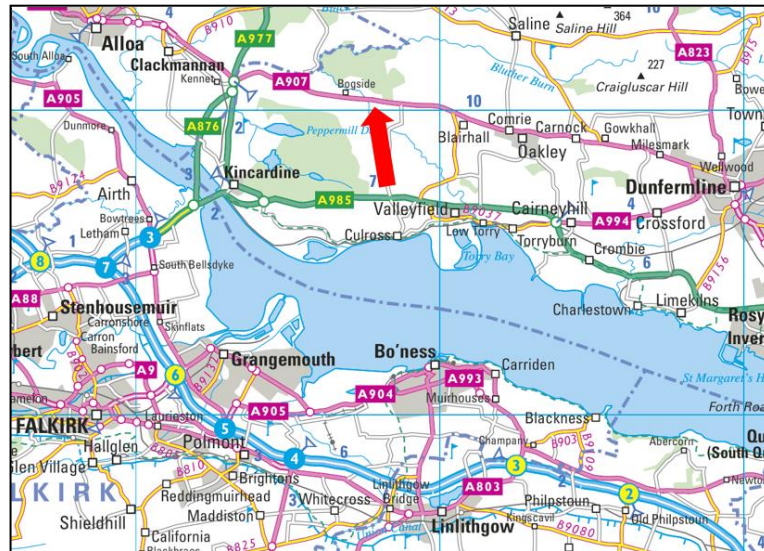
DIRECTIONS

From the Forth Road Bridge:

After crossing the bridge, exit the A90 at junction 1 towards Kincardine. Continue west following signs for Kincardine on the A985 past a number of roundabouts, follow this road for about 8 miles. After passing High Valleyfield turn right towards Blairhall onto the B9037. When this road reaches the A907 at a T-Junction, turn left. After following this road for roughly a mile, the property is on the left hand side just before you reach Bogside.

From the Kincardine Bridge:

After crossing the bridge, keep left and take the exit for Perth on the A876 then turn left onto the A977 towards Perth. Continue on this road until the second roundabout where you should take the fourth exit signposted as Dunfermline A907. After about 3 miles on this road the site is on the right hand side after passing Bogside.



The above plan is produced from the Ordnance Survey map by permission of The Controller of H M Stationery Office. Crown Copyright. Not to Scale.

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LAND STABILITY

Tom McGregor of McGregor McMahon, Pitreavie, Dunfermline (Tom.McGregor@McGregor-McMahon.com 01383 730989) have arranged the drilling of the site which shows very little in the way of underground workings. The site appears to be sound.

ROADS & TRANSPORT DEPARTMENT:

Fife Council EPPS. Transportation Development Management, Kingdom House, Kingdom Avenue, Glenrothes KY7 5LY 08451 555555 ext 480211. The sightlines off the public road are excellent.

MAINS WATER & DRAINAGE:

It is up to the purchasers to satisfy themselves as to the cost and provision of Mains water a private sewage treatment plant will have to be installed to treat drainage. Further information can be received from: Scottish Water, 0141 355 5511. Obviously if the plots were sold as serviced plots the owners would install all services.

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, Spear Street, Glasgow, G44 4BE Tel: 0141 568 2000

MAINS GAS

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

Lomond homes secured planning consent for 38 houses and 6 live/work on the 1st of May 2012. A copy of the housing layout is annexed on the back page along with the planning Ref: 10_04168_PPP

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.

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For those potential purchasers the following list is useful. A typical 4 bedroom family house would be 220 square metres at £1100/ sq m to build. It may well be worth £1800/ sq m when completed.

HOUSE BUILDERS

Ed Dalton
Pittencrieff LLP & E. Dalton Design &
Construction Services,
Kilmory,
Crombie Point,
Dunfermline,
KY12 8LQ.
tel : 01383 882382
mob : 07843 627938
e-mail : ed.dalton@pittencrieff.com
Web : www.pittencrieff.com

Paul Edney
Hillfoot Homes Ltd
The Roundel
Hillfoots Farm
Dollar
Clackmannanshire
FK14 7PL
Phone: 01259 740 000
pauledney@hotmail.com
Web: www.hillfoothomes.com

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

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

Gary Gibson,
Colorado Group,
Wood Road,
Rosyth,
KY11 2EA
01383 427440



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