



Bella's Plot, Castle Street, Arncroach, KY10 2RN

BELLA'S PLOT, CASTLE STREET, ARNCROACH, KY10 2RN

Two bedroom house plot with planning permission

Pittenweem 3.5m, St Monans 4m, Largoward 4.5m, Anstruther 5m, Elie 5.5m, Crail 7.5m, St Andrews 10m, Cupar 12m, Kirkcaldy 19m, Dundee 22m, Dunfermline 31m, Edinburgh 46m

Opportunity to purchase a newbuild house plot with planning permission already in place, in the attractive East Neuk village of Arncroach. It's ideal as a main house or could be developed for a weekend house or holiday home as it's close to a lot of attractive beaches. The plot sits at the south east corner of Arncroach, just north of the south-most house called Lundie House.

As per the planning permission, the existing former cottage (currently a garage) on site will be demolished and replaced with a new build house.

Offers over £60,000



Front Cover; view from Bella's Plot across new neighbouring property to the east
Above; access for viewers is through this light coloured gate next to the stone wall on the right.

ACCOMMODATION: GROUND FLOOR

- **Entrance Hall (S)** 3.6m x 1.6m
- **WC/Bathroom (W)** 1.8m x 1.6m
- **Open plan Kitchen/Living room/Dining room (E, E, W, W)** 10m x 3.0m, 6.7m x 1.9m. Three huge picture windows (one with patio doors). Three of them face out with views as per front cover.

FIRST FLOOR

- **2 Double bedrooms with en-suites and fitted wardrobes** 4.3m x 4.5m. Both have Velux windows to east.
- **Staircase with lovely gallery views** 1.8m x 5.0m (see front cover) with impressive dormer windows.

Garden to the north 8.6m x 9.5m

Car park to the south 7m x 7m

Total plot size 28m x 8m in middle (10.5m wide at north 7m wide at south)

Architectural plans by Adams Planning and Project Services 01363 779143 enquiries@adamspps.co.uk



This former cottage (right not white) is to be demolished



Entrance to new neighbouring property. Stone cottage to be demolished to form car park



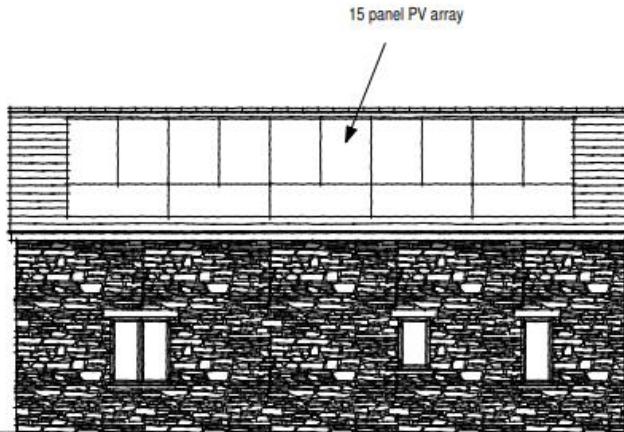
FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



FRONT ELEVATION (NORTH)

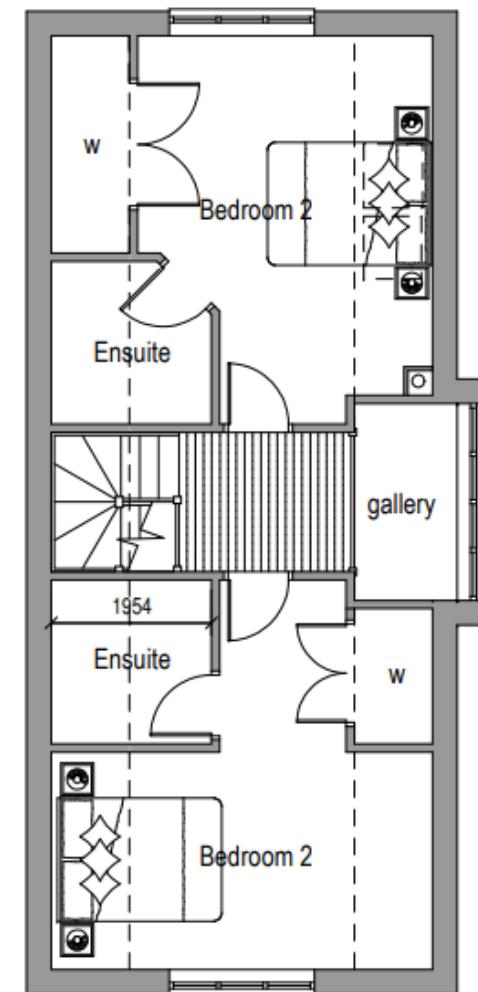
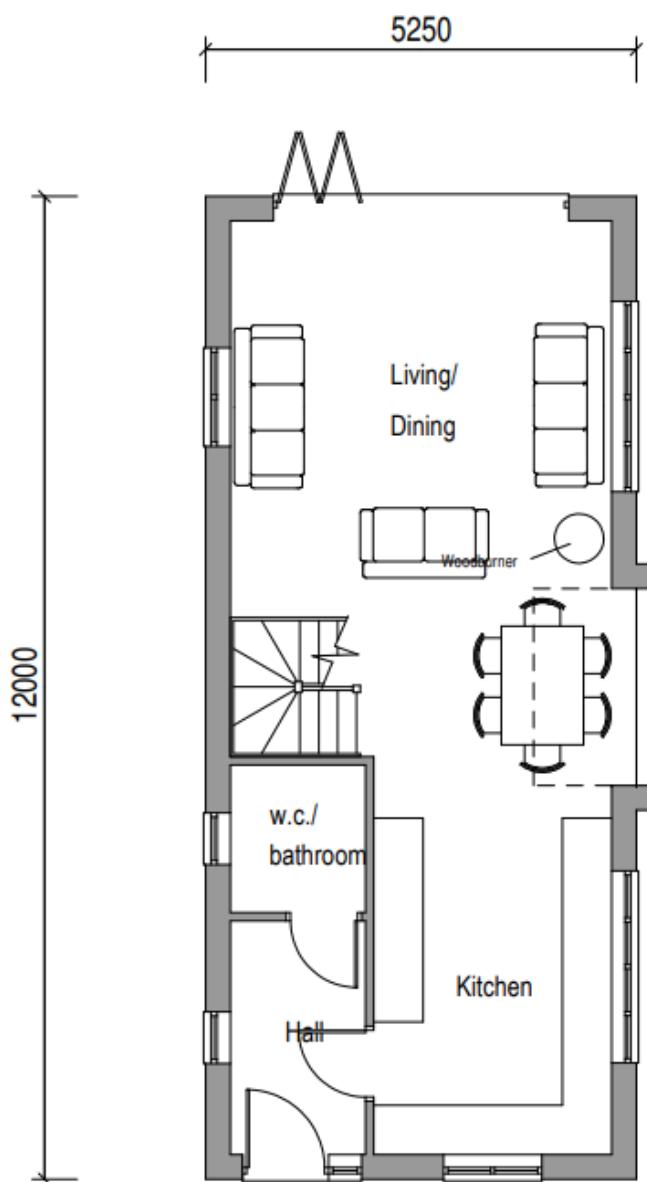


SIDE ELEVATION (WEST)

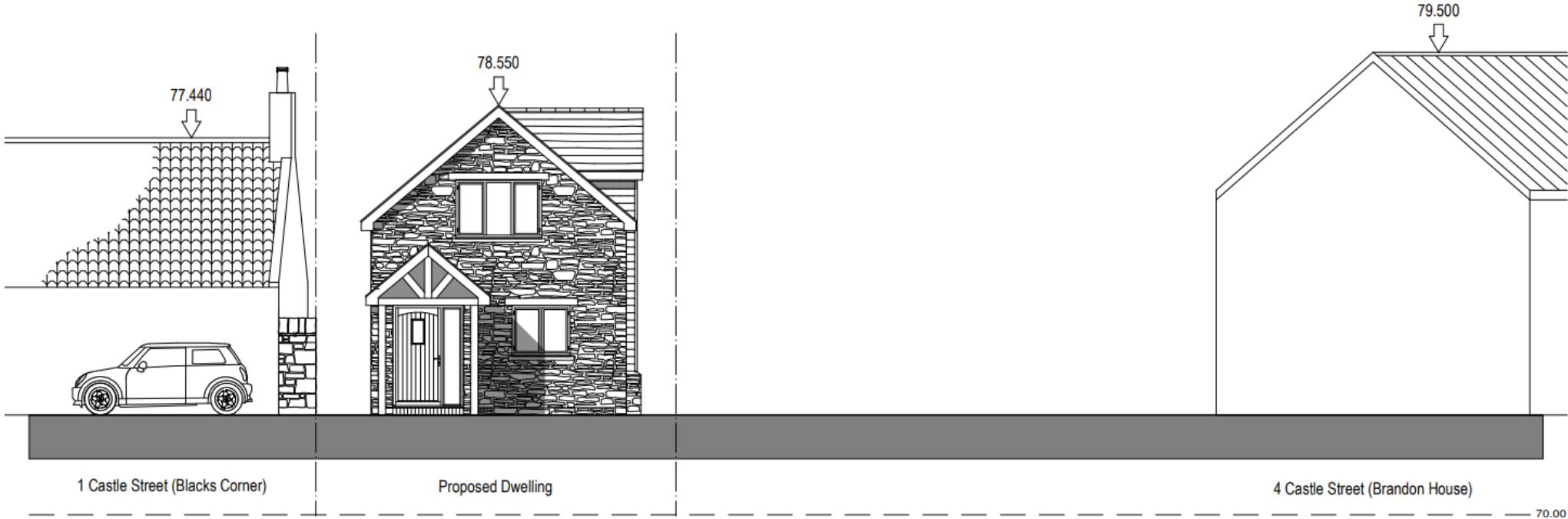
Heritage clay pantiles

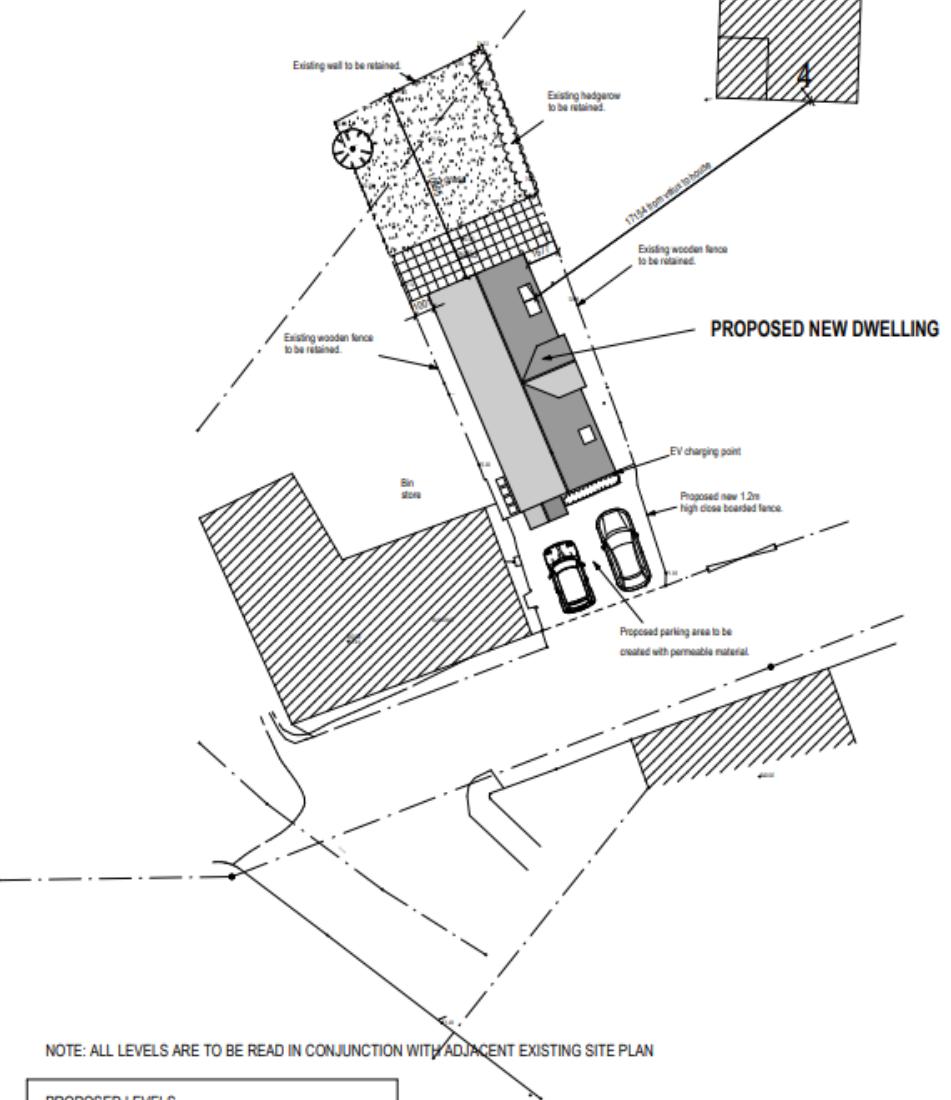
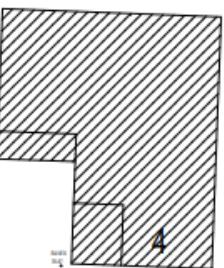
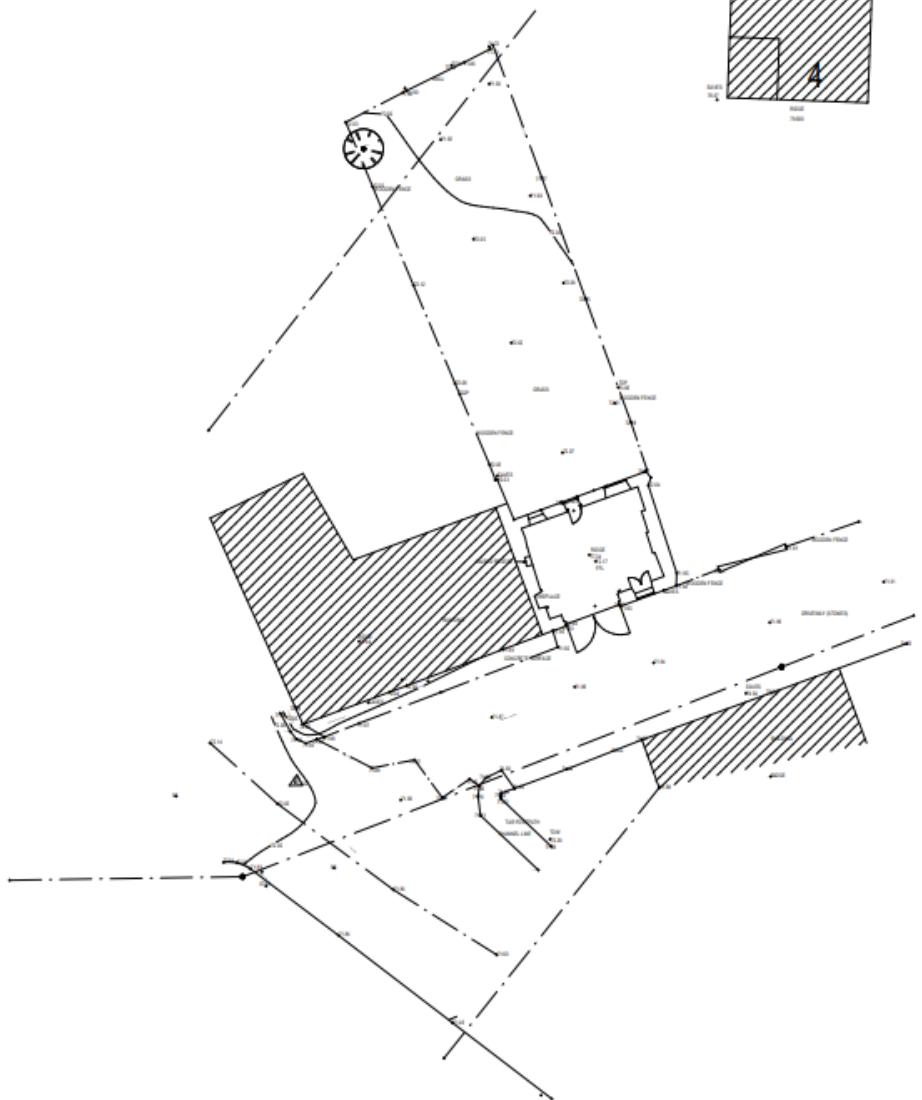
Local stone

15 panel PV array



PROPOSED STREET VIEW





NOTE: ALL LEVELS ARE TO BE READ IN CONJUNCTION WITH ADJACENT EXISTING SITE PLAN

PROPOSED LEVELS	
GROUND LEVEL	72.05
F.F.L.	72.20
RIDGE HEIGHT	78.55

PROPOSED SITE PLAN



Tel Ex

LB

71.0m

Shelter

BELLISTON PLACE

6

2

1

MAIN RD

1

Blacks
Corner

Church

Monkswood

Carlson

Villa

71.9m

The Stables

Brandon House

CASTLE STREET

Lundie

50m

30m

15m

5m

0

Extract from Deed agreed in 1950 re access

County of Fife consisting of a house, garden and stable, with the solum thereof, as formerly possessed by David Brown, Labourer, Arnecroach, and latterly by Miss Isabella Henderson; Bounded said subjects on the east by the house and yard belonging to Mrs. Elizabeth Black; By the house and yard sometime belonging to Alexander White now to the said Elizabeth Black on the west; The high road on the south, and a yard sometime belonging to the said Alexander White now to the said Elizabeth Black on the north, with the liberty and privilege of a road to said garden and stable by a footpath, by the north end of the house presently occupied by Miss Helen Lowe and alienated by Mrs. Mary K.J. Calman and then through the yards sometime belonging to the said Alexander White and now to the said Mrs. Mary K.J. Calman and Elizabeth Black; Together also with (One) the pertinents, rights and privileges. (Two) the fittings and fixtures in and upon the said Subjects so far as belonging to me and my whole right, title and interest, present and future in and to the said Subjects and others; With entry as

SERVICES

Water and sewerage are in Castle Street so there should be access from the plot. Mains water quote has been secured at £1,500. There is no gas. There is a quote for an electricity connection which is based on coming directly from Belliston Place via the right of way access route. Mains electricity quote has been secured at £2,900. It cost over £10,000 to secure the planning consent.

ACCESS

Main access would be from Castle Street which also serves a newly built house, Blacks Corner Cottage and Lundie Cottage.

To view, there is a path coming in from the main road to the west which serves the north part of the site, please access the site from Belliston Place, through the light coloured gate next to the stone wall, see photos on page 2.

AMENITIES

Arncroach is in the East Neuk of Fife which is a highly desirable area for day trips, short breaks, holidays and golf. There are quaint fishing villages at Crail, Pittenweem and Anstruther and delightful, sandy beaches at Elie, Kingsbarns and St Andrews. Fife Coastal Path is less than four miles away in picturesque St Monans, with its harbour and 14th century kirk. The Kingdom of Fife has ancient history and heritage, and it's the home of golf with numerous parkland and links courses for the golfer to enjoy. Historic Kellie Castle and Garden, in the ownership of the National Trust for Scotland, lies just outside Arncroach. The oldest parts date back to the 14th century and there's a magnificent arts and crafts garden with organically grown fruit and vegetables.





LOCATION PLAN

Plan produced by permission of
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1000011808

DIRECTIONS:

From the M90/Edinburgh:

Exit the motorway at junction 2A and take A92 to Kirkcaldy/Glenrothes. Continue on the A92 for 10.3 miles. At the roundabout, take the 3rd exit onto Rosslyn St/A921. At the roundabout, take the 1st exit onto Randolph Rd/A915. At the roundabout, take the 1st exit onto Standing Stane Rd/A915. At the roundabout, take the 3rd exit and stay on A915 through Lundin Links and Upper Largo. Continue on A917 for 2 miles. Take B942 through Colinsburgh. Go straight on for 2 miles then turn left onto B9171. At T-junction, after 1 mile turn left and then first right as you come into Arncroach. The property is just on the left. See earlier picture.

From St Andrews:

Take A915 to Largoward. Turn left onto B941. In just over 2 miles turn left for Arncroach and after 1.5 miles then turn right into Arncroach. Castle Street is the first road on the left and the property is just on the left.

NOTE: Viewers should access the site from Belliston Place.

HOUSE BUILDERS

Claymore Timber Frame Ltd
Pine Lodge
Cupar Road
Ladybank
Cupar
KY15 7RB
01337 831900
info@claymoretimberframe.co.uk

Ed Dalton
Pittencraeff LLP & E. Dalton Design &
Construction Services
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Crombie Point
Dunfermline
KY12 8LQ
01383 882382
07843 627938
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Paul Edney
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The Roundel
Hillfoots Farm
Dollar
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www.hillfoothomes.com

Gradual Peak Ltd
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Pitscottie
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KY15 5TB
01334 828800 / 07967 595414

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

By Comrie
Perthshire
PH6 2LB
01764 670424
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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Fife
KY15 4HS
admin@montgomery-forgan.co.uk
01334 654936

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 mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers can be submitted by email but must be backed up with a formal legal offer within 48 hours. 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.

Entry & Possession

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

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. The tarred roads are being retained by the sellers. Future maintenance will be on a user basis.

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.

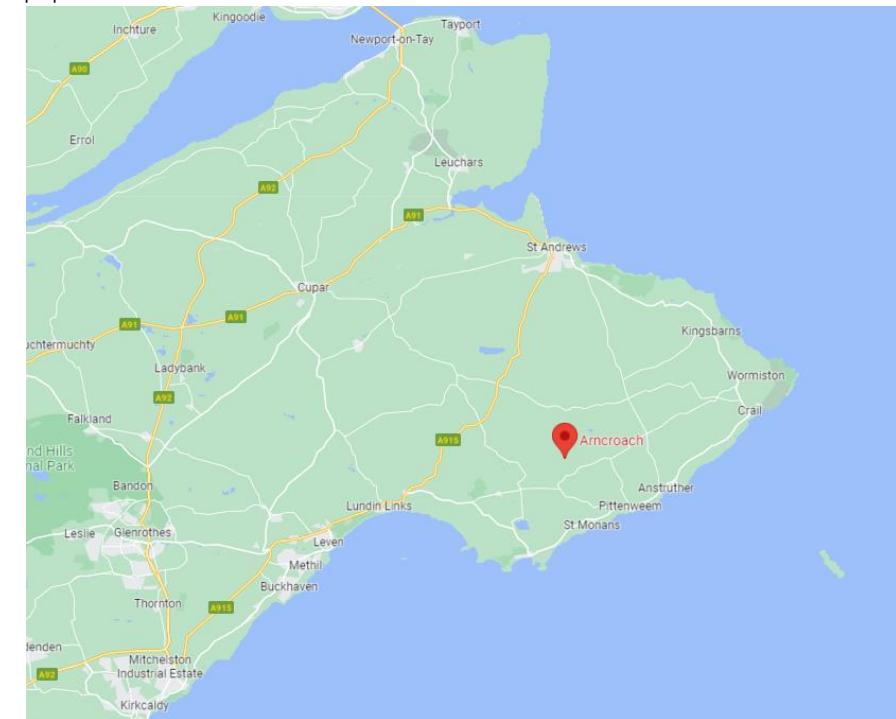
Misrepresentations

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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