

BRAESIDE AND WESTFIELD OF RADERNIE FARM, BY PEAT INN, FIFE KY15 5LH

St Andrews 6.5m
Leven 9.5m
Dundee 16m
Perth 30m

Cupar 6.5m
Anstruther 10 m
Kirkcaldy 17.5m
Edinburgh 44m



House and lands from the east



LOT 1 – Braeside Farmhouse, large kitchen, 3 bedrooms, 2 bathrooms, utility, cloakroom, lounge, large conservatory and large dairy which convert into two more bedrooms and a bathroom, barn (80' x 30'). Separated cart shed/house plot (72' x 22'), 4 stables and 12.5 acres. Some development potential.

Home report excluding cart shed, 4 stables and 12.5 acres is £325,000

OFFERS OVER £310,000

LOT 2 – Westfield Farm including two 20 year old sheds 90' x 60' with concrete floors. Derelict house ruin and scope to build a section 75 equestrian or agricultural occupancy house with 47.55 acres

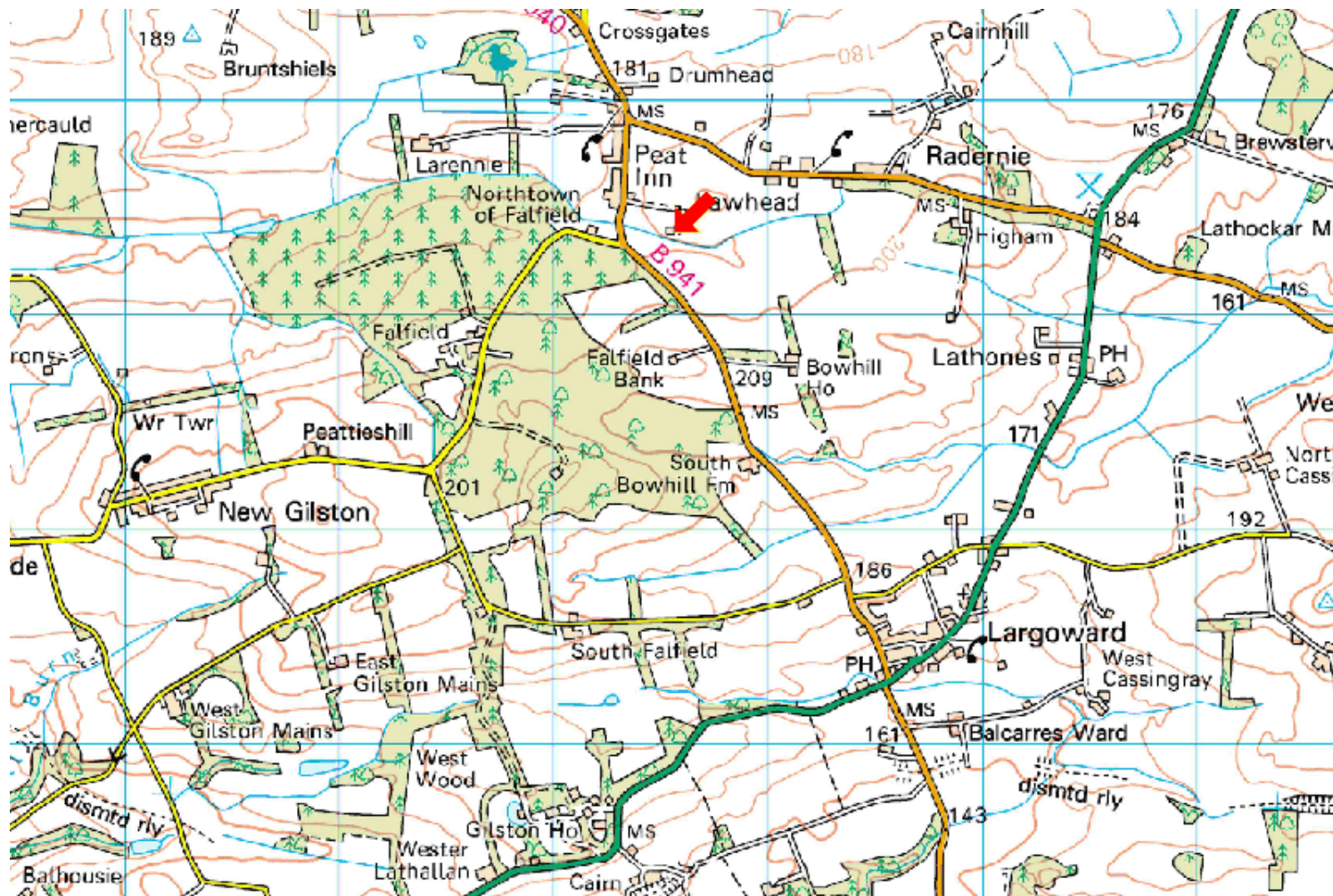
OFFERS OVER £200,000

AS A WHOLE – house, two steadings and 80 acres

OFFERS OVER £510,000

Owner: Mr Leslie Graham. He would prefer to sell Lots 1 & 2 together.

LOCATION PLAN




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DIRECTIONS

From Edinburgh head for Kirkcaldy, Leven and then on the A915 for Largoward. As you enter Largoward turn first left towards Peat Inn. As you enter Peat Inn turn first right, before the first house on the right and up the farm road. From Cupar and St Andrews head for Peat Inn. On entering Peat Inn pass the famous restaurant and head due south for Largoward. Turn left just after the last house on the left called Braeside Cottage and up to the farm.





McCrae & McCrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers

McCrae and McCrae Ltd
12 Abbey Park Place
Dunfermline
Fife
KY12 7PD

JOB TITLE
Braeside and Westfield of Radernie
Location plan

DRAWING TITLE
LOCATION PLAN

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SCALE: NTS SHEET SIZE: A4 DATE: 2013



House, dairy and front garden

SITUATION

Braeside and Westfield of Radernie were historically two different farms located just to the south east of the hamlet of Peat inn. They lie about 6.5 miles to the south west of the historical port of St Andrews obviously well know for its famous golf courses, University, social life, good shops and restaurants and its lovely beaches and port. There are seven other golf courses around St Andrews as well as Boarhills, Craill, Elie and one at the market town of Cupar (6.5 miles). There are grand beaches at St Andrews, Leven and Elie. The Local Primary School is at Largoward with secondary schooling at Madras College (St Andrews).

Braeside Farmhouse enjoys a lovely south facing situation with an attractive slightly elevated rural outlook over a burn to open farmland. It is secluded, quiet and private yet within easy walking distance to the famous Peat Inn Restaurant and the pub at Largoward (1m). There is a church at Cameron and Largoward.

Braeside and Westfield Farms offer a great opportunity to purchase an affordable 60 acre farm in an attractive sought after area. The farm has been stocked historically with up to 250 breeding ewes and lambs as well as 4 or 5 horses. Leslie Graham has redrained the field to the south of the portal framed sheds and has maintained the sound network of double fences and hedges (which are trimmed every second year). The fields all have water troughs or are burn supplied. The lands, despite the name of the farm are mainly gently sloping from about 193 to 170 metres above sea level mainly

from north to south. The public road runs along the north edge and near the west edge of the farmland. The burn runs along the south edge. The village lies to the west of most of the west part of the farm. The property is ideal for horses on the basis that it is all sown down to grass and there are good buildings. The house and buildings have been developed nicely. The outbuildings all have concrete floors. The buildings all have been well looked after. There is real scope to connect the two main steading buildings into student or tourist accommodation.



Kitchen



Conservatory

LOT 1 BRAESIDE FARMHOUSE, DAIRY, BARN, STABLES, CARTSHED AND 12.5 ACRES

The Farmhouse

The original stone farmhouse has been extended over the years to create an attractive 3 bedroom residence with scope to extend into the dairy building which is presently a large utility room/tack room store. It could easily be converted into two more bedrooms with ensuite bathrooms.

The lounge, bedroom 2 and bathroom 2 were re-roofed 45 years ago. The kitchen was added 20 years ago. The two dormer windows were added on the first floor 16 years ago. The barn was harled 15 years ago.

The conservatory was added 10 years ago. The kitchen, conservatory, bedroom 2 and bathroom are double glazed. The house has oil fired central heating and the LPG gas fired 18 year old Aga heats the water in the kitchen and the ensuite bathroom. The house and dairy lofts are insulated and the dairy, bedroom 2 and bathroom 2 have had cavity wall insulation added. Sixteen Solar Panels have been added to the house, so as to provide a facility for the house at a cost of £14,000. They generate an income of £1500 a year. (Quarter to December £317 to March £175 to June £520 to September £510) and reduce the electricity bills by 50%.

Accommodation is as follows:

GROUND FLOOR

Entrance Vestibule (2 x 1.2m) (E)

Partially glazed door. Partially glazed internal door with side panel. Accessed from the parking area to the north of the stables via a pathway through the rear lawn area.

Cloakroom (2.1 x 1.3m) (E)

Hot water tank/airing cupboard. Heated towel rail.

Kitchen/Dining room (6.3 x 6.0m) (N,N,W,W)

Partially tiled walls, ceiling beam feature, 4 door 1.5m long Aga with hotplate. Ample kitchen floor units with sink and drainer. French doors to the west and outdoor patio area. Picture windows to the west and north. Lovely views over the large lawn to the west.

Pantry (2 x 1.9m)

Miele American upright fridge. Miele under counter freezer. Work surface and five shelves.

Hallway/Staircase (5.5 x 3.3m)

Door from kitchen doors to the hallway and doors into the sitting room and bedrooms 1 & 2, Partially glazed door to conservatory. Hallway with staircase with understair lockable gun cabinet and walk in cupboard. Hardwood banisters to first floor.

Sittingroom (4.8 x 4.1m) (S)

Fireplace with stone surround & wooden mantle. Attractive views to the south. Cornice. Door to bedroom.

Hall (2.0 x 1.3m)

Access to Bedroom 2 and bathroom

Bathroom 2 (2.4 x 2m) (S)

Tiled walls. WC, wash hand basin and bath with shower. Frosted window.

Bedroom 2 (3.6 x 3.4m) (W)

Picture window to west. Lovely views over large lawn.

Bedroom 1 (5.15 x 3.7m) (S)

Generous sized room with fireplace

En-suite (3.4 x 3.1m) (E)

Large corner bath, WC, wash hand basin, bidet, shower unit, partially tiled wall, expelair fan.

FIRST FLOOR**Landing/Study** (3.8 x 3.2m) (N)

Dormer window with large windows to north. Panoramic views to the north west and east over farmland to the distant hills. Door to attic and cupboard (2.2 x 1.0m).

Attic area – floored (3.8 x 1.1m). More extensive unfloored area

Floored. Extending into a much large insulated attic over the lounge and bedroom 2 and bathroom 2.

Bedroom 3 (3.8 x 3.6m) (N)

Dormer windows with large windows to north. Panoramic views as per study. Roof lights. Built in shelves.

EPC RATING: D 63



View to north from first floor



Paddock to west of house

GROUND FLOOR (continued)

Conservatory (5.85 x 3.89, 2.9 x 3.6m) (S & W)

Generously sized conservatory. Door to patio area. Lovely views to south and west over the large lawns to the burn and farmland.

Car-port (9.2 x 4.0m) (4.0 x 1.8m) (E)

At the present time Leslie Graham usually stores his car in the car port which gives him a sheltered area to park and is convenient to access the conservatory and front of the house from the large car port.

Dairy (7.1 x 4.5m, 2.25 x 4.5m) (W)

Large brick building with large windows to the west (which were renewed 3 years ago), and lovely views over the garden. Presently used as a utility room/tack room with ample wall and floor units, enamel sink, with plumbing for a washing machine and a tack room with the boiler and hot water cylinder and emersion heater. The building has had its loft insulated and walls cavity wall insulated. It has a concrete floor.

Brick Barn (25.5 x 9m ext)

Ideal dry storage shed with partly stone and partly brick walls, asbestos roof and concrete floor. The solar panel meters are inside. Concrete areas, to the south of the barn (25 x 7m). To the north of the barn 22 x 16m.

L Shaped stables (15 x 5m, 10 x 5m) Adjacent to 22 x 16m concrete pad. 4 stables 14' x 12', and a feed store of wooden construction with concrete floors.



The stables



Large rear garden to the west of the kitchen

The Garden

The house has a large south, west and north hedged lawned garden areas with attractive fruit trees to the south. The dairy, utility room would act as a good buffer separating the barn from the house if the farm were ever developed. It also creates an attractive sheltered courtyard effect.

Services

Mains water, single phase electricity, private septic tank. Council Tax Band E.

The Cart Shed (perfect for separate detached residence) (22m x 6.8m) (72' x 22')

The cart shed lies to the south east of the traditional steading. It is suggested that Fife Council would almost definitely permit it to be converted into a dwelling house. Such a conversion would comply with the existing planning policy. The building is of stone construction. It was re-roofed about 23 years ago with felt and pan tiles on the south elevation with felt and tiles on the north elevation. It measures about 22 x 6.8 metres externally and has a loft. It would be converted on two floors and an eastern extension could also be added to give extensive and attractive accommodation. There is a coal shed (5.0m x 3.7m) adjacent and to the west of this attractive stone building. It is envisaged that this building would be demolished to provide an element of separation between the cart shed and the house. It is envisaged that if the cartshed

were to be developed for residential use the occupants would take sole access down the east side of the building and take access to the building from the east and south and the rear elevation would just have small windows with the main windows facing to the south and east. This would maintain their privacy. Unfortunately the arches of the cartshed are on the north elevation of the cartshed and not the south elevation. It would therefore be best if they were filled in.

The cart shed would have a fantastic outlook with trees, a burn and rolling countryside. It would have a good degree of separation from the house. It would be ideal for a relative to say in or for students or holiday lets.

There may be Scottish Rural Development Grants for this type of development. There is also scope to have additional log houses or similar tourist accommodation on green field parts of the farm.



The cart shed and car port



The barn

LOT 2 – WESTFIELD FARM

The modern framed sheds were built several hundred metres to the north east of the traditional steading about 20 years ago. The two sheds have profile steel walls and roofs and concrete floors. They are served with water. They each measure 45' x 60' to make a combined area of 90' x 60'.

48.21 acres of land is included with this lot i.e. fields 2, 3, 4, part of 5, 6 & 7.

The ruin of the original Westfield Farm lies in field 2. Fife Council Planners may be sympathetic towards it being redeveloped as a dwelling or the purchasers if they purchase Lot 2 separately may apply for temporary accommodation (mobile home or log house on a concrete pad for a couple of years) until it can be shown that the occupier is running an agricultural/horticultural/equestrian business. The sheds are already there so it may be necessary to live near the livestock in the sheds for security purposes. Once the business has been running for 2 years a permanent house should secure planning consent (if the business is a genuine one). For example, the selling agents have examples of section 75 equestrian occupation house consents on as little as 18 acres once 20 stables had been built and an equestrian business established.



Lot 2 Sheds



Lot 2 sheds internal

POTENTIAL DEVELOPMENT/NO CLAWBACK REQUIREMENT

There is definite scope to secure house plots to the south of the road end. There is also scope for a new house at the original Westfield ruin and/or a section 75 agricultural/equestrian occupancy house. No Clawback will be required off the purchasers of any of the advertised lands if they secure planning consent at a later date.

SCOPE FOR A WIND TURBINE

Lot 2 in particular has scope to secure planning consent for several wind turbines, subject to securing planning consent.

WAYLEAVES AND RIGHTS OF WAY IF SOLD IN LOTS

A detailed schedule of way leaves, servitudes and rights of way would have to be drawn up of the farm is sold in lots. For instance, the driveway and sightlines would likely be kept in joint ownership. Maintenance obligation percentages to be agreed e.g. Lot 1 25%, Lot 2 10%, Lot 3 65%. The sellers would be responsible for installing separate water and electric metres and for fencing of fields (e.g. field 5 if Lot 2 sold separately from Lot 3). There is a separate private water supply pipe off the main and maintenance of this pipe would be shared and way leaves given.



Field to east



Field to north with ruin

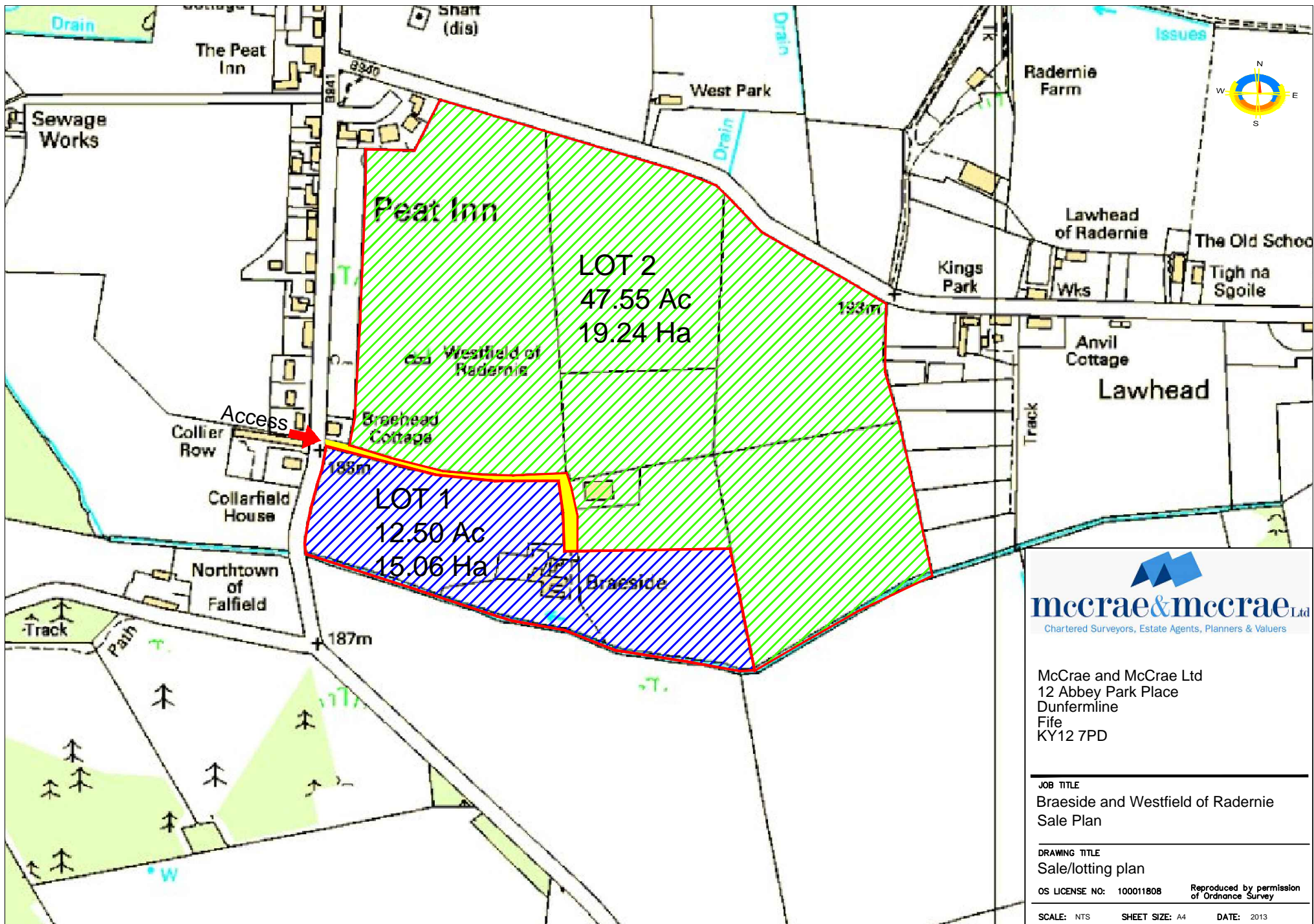
WAYLEAVES

There are way leaves for electricity poles over the farm.

SOLICITOR

The Sellers solicitor who will carry out the conveyancing is Lorraine Crichton of Innes Johnston, Kirkcaldy.

SINGLE FARM PAYMENT – There is the option to purchase the single farm payment which is approximately £1000/yr. Please contact McCrae and McCrae for further details.




mccrae&mccrae Ltd
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McCrae and McCrae Ltd
12 Abbey Park Place
Dunfermline
Fife
KY12 7PD

JOB TITLE
Braeside and Westfield of Radernie
Sale Plan

DRAWING TITLE
Sale/lotting plan

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Field to north and east of house

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 there from. 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. Details prepared February 2013.

CLOSING DATE/ITEMS INCLUDED IN THE SALE

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.

VIEWING AND REGISTERING AN INTEREST

Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd. Outwith normal office hours please contact Rod McCrae on 07711561814 to arrange a viewing.

OFFERS

Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.

