



**Trafalgar House Plots, By Collessie, Fife, KY15 7UD**

# Woodside and House Plots, By Collessie, Fife, KY15 7UD

Collessie 0.2 miles, Ladybank 3 miles, Cupar 6 miles, Glenrothes 8 miles, St. Andrews 16 miles, Dundee 18 miles, Perth 19 miles, Dunfermline 25 miles, Edinburgh 40 miles  
The plots lie to the south of the A91 Auchtermuchty - Cupar Road and to the west of the B937 Collessie – Ladybank Road

## LOT 1 WOODSIDE, WEST HOUSE PLOT + 0.54 ACRES

House plot with planning permission for a detached house. (McCrae & McCrae Ltd have emailed Fife Council to seek confirmation as to the size of house that would be permitted). A copy of the full planning consent (secured on appeal is available from McCrae & McCrae Ltd).

## LOT 2 BIRNIE, EAST HOUSE PLOT + 0.50 ACRES

House plot with planning permission for a detached house.

## AS A WHOLE 1.04 ACRES

There is mains water and electricity adjacent and to the north of the plots but to the south of the A91. The houses drainage will have to be to a private septic tank. McCrae & McCrae Ltd have applied to secure estimates for connections but require to confirm how many bedrooms, toilets, supply demand etc. to be able to secure an accurate estimate. Drainage would be to septic tanks.

Fixed Price of £100,000 per plot

15.81ac of nearby land potentially available for rent at offers over £300/ac/annum

For further information regarding the Planning Permission, please go onto the Fife Council Planning Portal and search the reference 19/02835/PPP.



Photo to the south west from Lot 2  
Front cover view to the south from Lot 1 and 2

Zoopla

PrimeLocation

rightmove.co.uk  
The UK's number one property website

RICS

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

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

## **SITUATION WOODSIDE AND BIRNIE HOUSE PLOTS**

The House Plots are located 500 metres to the south west of Collessie, to the south of the A91 Auchtermuchty – Cupar road and to the west of the B937 Collessie – Ladybank road (just south west of the intersection of these two roads).

The plots have excellent road links both east and west to Cupar and Auchtermuchty/Kinross and the M90, and south to Freuchie and Glenrothes via the A92.

The house plots secured outline planning consent for two large detached houses sitting within 1.04 of an acres of land.

The lands are sheltered by mature trees to the west, east and north. The trees lying to the north, lie on the north side of the A90. The trees to the east lie to the east of the A92. Further to the east lies Birnie Hill Nature Reserve which includes a reservoir created out of a cavity created by sand and gravel removal. There is a large volume of bird life living in the area.

## **DESCRIPTION**

The house plots for sale provide a good opportunity to purchase two self build house plots sitting side by side within a small cluster of five other house plots.

The access to the plots is proposed to come in from the south east off the B937 Collessie – Ladybank – Freuchie Road. and will be shared in terms of ownership but will have to be constructed by the purchasers.

## **PLANNING CONSENT GIVEN ON APPEAL**

Planning Appeal granted 17 august 2020. Ref PPA-250-2343.

The triangular shaped appeal site is located 500 metres south east of Collessie, to the south and east of a group of five houses either side of the A91 road. Proposed landscaping and possibly fencing would separate the two plots from the adjacent footpath. The proposal was for two 130sqm houses. The proposed access would be some 130 metres south east of the house. A copy of the nine planning conditions is attached on five pages. Item 3a confirms that a one and a half storey design could be developed including rooms in the roof space so if the proposals were for 130sqm houses, something like a 215sqm house on each of the two plots but a full detailed planning application would have to be submitted for each of the two houses.

**Loch Reserve to the east**





Views from Lots 2 + 1 from the Collessie – Freuchie Road



View to the south from Lot 1



Views of the Lots from the Collessie – Freuchie Road



View to the south of Lot 1



GATESIDE DESIGN

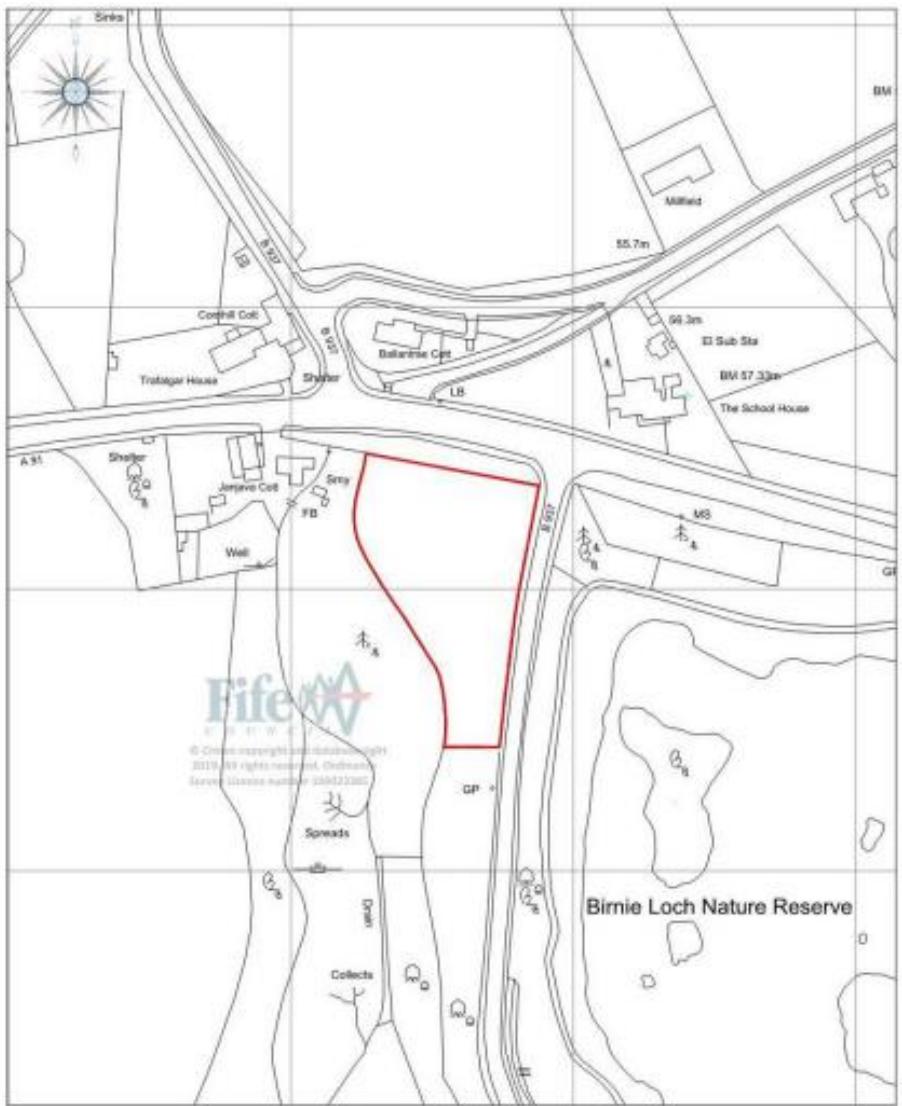
Gateside Design  
22 Viewfield Terrace  
Dunfermline  
FIFE  
KY12 7HZ  
tel. 01592 640000  
e-mail  
GatesideDesign50@btconnect.com

mr LAND TO THE  
SOUTH OF A91/WEST OF B937,  
TRAfalgar BY Collessie,  
FIFE.

mr MR JAMES SCHIAVONE  
C:\Finised Drawings\Trafalgar by Collessie\Site Plan

DRAWN BY JG WATTERS  
DATE NOVEMBER 2019  
SCALE 1:1000 A3  
DRAWN NO. RD/JS/04 Revision No. A

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**LAND TO THE  
SOUTH OF A91/WEST OF B937,  
TRAFAVGAR BY COLLESSIE,  
FIFE.**

**MR JAMES SCHIAVONE**  
Date:  
1/09/2019  
Ref:  
RD/JS/02

Given by: J.G.WATERS  
Date: SEPTEMBER 2019  
Age: 1/09/0  
Ref: RD/JS/02

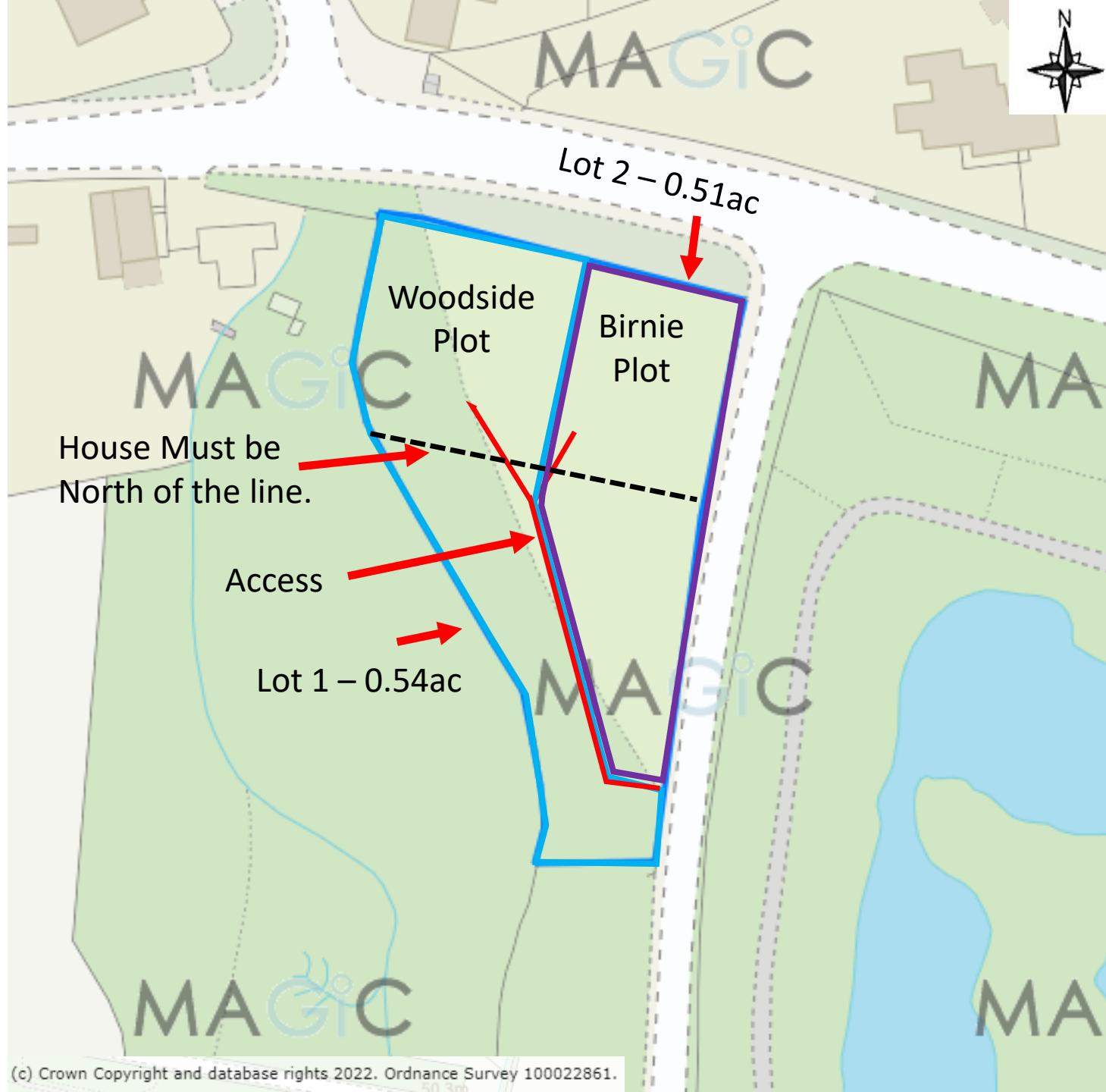


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## Conditions of Planning Permission

### Conditions

1. Plans and particulars of the matters listed below shall be submitted for consideration by the planning authority, in accordance with the timescales and other limitations in section 59 of the Town and Country Planning (Scotland) Act 1997 (as amended). No work shall begin until the written approval of the authority has been given, and the development shall be carried out in accordance with that approval.

(a) A location plan of all the site to be developed to a scale of not less than 1:2500, showing generally the site, any existing trees, hedges, walls (or other boundary markers) layout of the roads and sewers, the position of all buildings;

(b) A detailed plan to a scale of not less than 1:500 showing the site contours, the position and width of all proposed roads and footpaths including public access provision, the siting of the proposed buildings, finished ground and building floor levels, new walls and fences and details of proposed landscape treatment and the phasing of development.

(c) Detailed plans, sections and elevations of all buildings proposed to be erected on the site, together with details of the proposed method of drainage and the colour and type of materials to be used externally on walls and roofs;

(d) Details of the existing and proposed ground levels as well as the finished floor levels all related to a fixed datum point. The details shall specify the extent and height of any areas of mounding;

(e) A supporting statement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018) -

including reference and proposals relating to the design, layout, green network infrastructure and biodiversity enhancement.

(f) A sustainability statement illustrating the developments' compliance with Fife Council's Planning Policy - Low Carbon Fife Supplementary Guidance Document (2019). The sustainability statement shall address all of the matters set out in Appendix B of Fife Council's Low Carbon Fife Supplementary Guidance (January 2019);

(g) Details of the energy efficiency measures and energy generating technologies which have been incorporated into the proposed development. A manufacturer's brochure/specification of any proposed energy generating technologies shall also be submitted.

(h) A full tree survey and full details of the tree protection measures and future maintenance details for all trees on site and all trees potentially impacted by the development. No work (including works to the existing trees on site or trees within falling distance of the site) shall be started on site until the written permission of the planning authority has been granted for these proposals, or such other details as may be acceptable;

(i) Details of SuDS and appropriate documentation, including check certificates, in line with Fife Council's Sustainable Drainage Systems (SuDS) - Design Criteria Guidance Note.

(j) An updated noise impact assessment to demonstrate that the proposed development can achieve the required noise levels within internal rooms and garden ground of the dwellinghouses; No work shall be started on site until the written permission of this Planning Authority has been granted for these proposals, or such other details as may be acceptable.

**Reason:** To be in compliance with Section 59 of The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006 and to ensure a sufficiently detailed application for consideration by this Planning Authority, and to protect the existing trees on site at this time.

2. The development of the site shall be limited to a maximum of 2 dwellinghouses and the application(s) submitted under the terms of condition 1, shall demonstrate a layout of the site that ensures this is the maximum number of units that can be developed.

**Reason:** In the interests of design and visual amenity and prevent overdevelopment of this prominent site.

3. The design of the site, the dwellinghouses, and any garage or outbuildings to be submitted under the terms of Condition 1 above shall:

a) be a maximum of single storey construction. Dwellinghouses may include rooms in the roofspace;

b) be of a design which reflects the prevailing architectural character of the locality in terms of form, scale, building layout, elevational details and finishing materials.

c) use construction materials that reflect the local vernacular such as natural stone or traditional render to walls, natural slate or clay pantiles to roofs and timber windows and doors.

d) use design, layout, materials and fittings that enable compliance with the required noise levels within internal rooms and garden ground of the dwellinghouses. For the avoidance of doubt timber fencing as a boundary treatment is not acceptable.

*Reason:* In the interests of visual amenity; to ensure the form of development is compatible with the surrounding development; in order to ensure the appropriate design for the setting of the site which is at a prominent location in the vicinity of an existing grouping of buildings with a rural character and traditional design.

4. No development or arboricultural works shall be started on site until details of the scheme of hard and soft landscaping works have been submitted to and approved in writing by the planning authority. Details of the scheme shall include:

a) Existing and finished ground levels in relation to a fixed datum;

b) Existing landscaping features and vegetation to be retained and, in the case of damage, restored;

c) The location and design, including materials, of all walls, fences and gates including the extent and profile of any areas of earth-mounding;

d) A scheme of tree and shrub planting showing the location, numbers, species and sizes of trees and shrubs to be planted within the site;

e) Details of biodiversity enhancement illustrating the developments' compliance with Fife Council's Planning Policy - Making Fife's Places Supplementary Guidance Document (2018);

f) All soft landscaping and hard landscaping works; and

g) A programme for completion and subsequent maintenance. For the avoidance of doubt, any planting or boundary treatment proposed along the northern boundary of the development shall be designed and maintained so as to ensure the visibility splay required at the junction of the A91 and B937 at this point is maintained clear of all obstructions, all in accordance with the current Fife Council Transportation Services Development Guidelines. All hard and soft landscaping works shall be carried out in accordance with the scheme as subsequently approved in writing by the planning authority. Unless ascertained to be terminally or dangerously diseased by a survey undertaken by a qualified arboriculturist, the existing trees on site shall not be lopped, topped, felled, uprooted, removed or disturbed in any way without the prior written consent of the planning authority. If terminally diseased or dangerous these trees shall be replaced in the next available tree-planting season by trees of a species to be agreed. All planting carried out on site in accordance with the approved landscaping scheme shall be maintained by the developer in accordance with good horticultural practice for a period of 5 years from the date of planting. Within that period any

plants which are dead, damaged, missing, diseased or fail to establish shall be replaced annually.

*Reason:* In the interests of visual amenity and effective landscape management; to ensure that adequate measures are put in place to protect the landscaping and planting in the long term.

5. In the event that contamination not previously identified by the developer prior to the grant of this planning permission is encountered during the development, all development works on site (save for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days. Unless otherwise agreed in writing with the local planning authority, development work on site shall not recommence until either

(a) a remedial action statement has been submitted by the developer to and approved in writing by the local planning authority or

(b) the local planning authority has confirmed in writing that remedial measures are not required. The remedial action statement shall include a timetable for the implementation and completion of the approved remedial measures. Thereafter remedial action at the site shall be completed in accordance with the approved remedial action statement. Following completion of any measures identified in the approved remedial action statement, a verification report shall be submitted to the planning authority. Unless otherwise agreed in writing with the local planning authority, no part of the site shall be brought into use until such time as the remedial measures for the whole site have been completed in accordance with the approved remedial action statement and a verification report in respect of those remedial measures has been submitted by the developer to and approved in writing by the planning authority.

*Reason:* To ensure all contamination within the site is dealt with.

6. Prior to the occupation of each dwellinghouse there shall be off-street parking spaces provided within the curtilage of the site to accommodate each of the proposed dwellinghouses in accordance with the current Fife Council Transportation Services' Development Guidelines.

*Reason:* In the interests of road safety; to ensure the provision of adequate off-street parking.

7. Prior to the occupation of the first dwellinghouse there shall be provided within the curtilage of the site suitable turning areas for vehicles that will allow the largest size of vehicle expected to visit or be used by occupants of the premises to enter and access the access driveway onto the public road in forward gear. The turning areas shall be formed outwith the parking areas.

*Reason:* In the interest of road safety; to ensure that vehicles can access and egress the site in a forward gear.

8. Prior to any works commencing on site, visibility splays of 3m x 100m shall be provided to the north and 3m x 150m to the south at the junction of the vehicular crossing and the B937 and maintained clear of all obstructions exceeding 1.05 metre above the adjoining carriageway level, all in accordance with the current Fife Council Transportation Services' Development Guidelines.

*Reason:* In the interest of road safety; to ensure the provision of adequate visibility splays at the junction access. vehicles can access and egress the site in a forward gear.

9. Prior to the occupation of the first dwellinghouse, the provision of a stepped/ramped access shall be constructed that will lead from the development site onto the footway that borders the northern frontage of the site, details of which, shall be submitted to the planning authority for their prior written approval.

*Reason:* In the interest of pedestrian safety and convenience; to accommodate access to the bus stops and the footway at the north east corner of the site.

#### **Schedule of Approved Plans**

01 Location Plan

02 Block Plan

03A Location Plan

04 Location Plan

05 Location Plan

06 Drainage statement/strategy

07 Site Plan

#### **Advisory notes**

**1. Notice of the start of development:** The person carrying out the development must give advance notice in writing to the planning authority of the date when it is intended to start. Failure to do so is a breach of planning control. It could result in the planning authority taking enforcement action. (See sections 27A and 123(1) of the Town and Country Planning (Scotland) Act 1997 (as amended).)

**2. Notice of the completion of the development:** As soon as possible after it is finished, the person who completed the development must write to the planning authority to confirm the position. (See section 27B of the Town and Country Planning (Scotland) Act 1997 (as amended).)

*Reason: To accord with section 27B(2) of the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc (Scotland) Act 2006. ]*



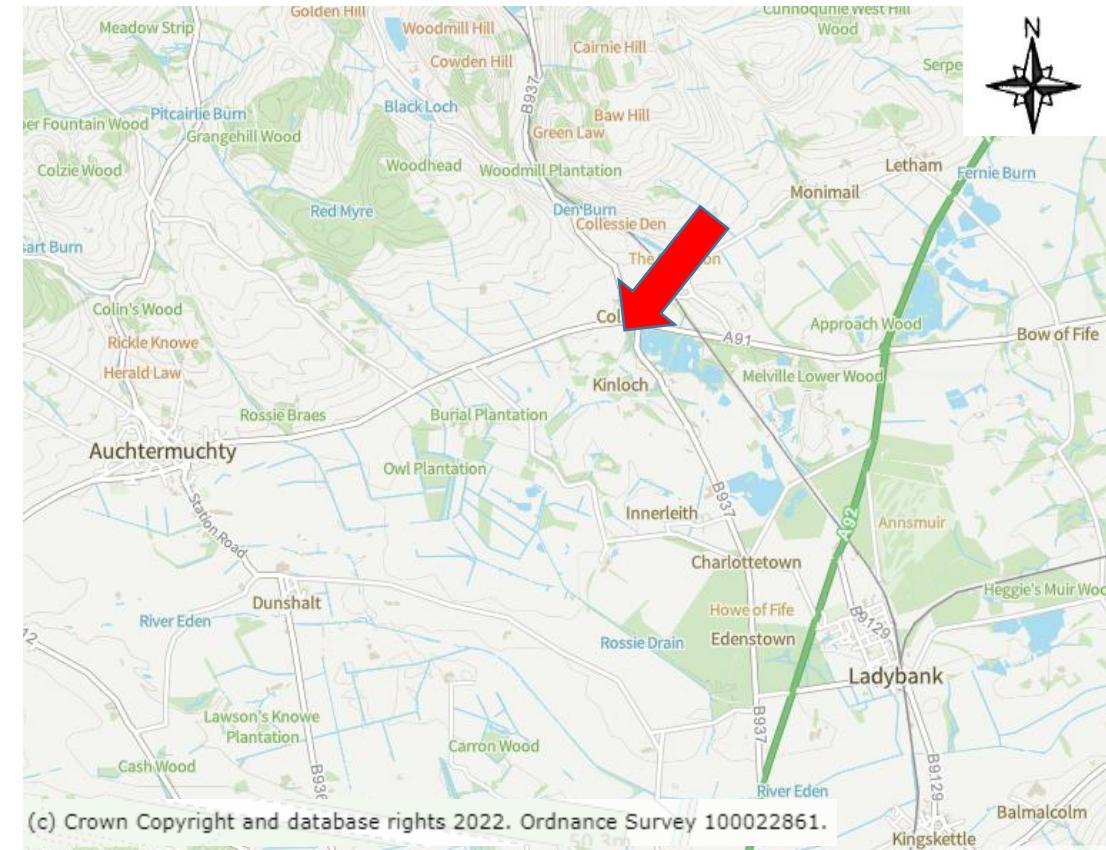
## DIRECTIONS

### From Edinburgh:

Take the M90 over the Queensferry Crossing. Just north of Milnathort exit the M90 at junction signposted A91 Gateside & Cupar. Proceed through Auchtermuchty. Just after the signpost on the left to Collessie take the next turn right to Ladybank (on the B937). Turn right and the plots are first right. You will see the for sale signs at the plots.

### From Kirkcaldy:

Head out the A92 towards Dundee. Just after Freuchie turn left on the B937 to Collessie. The plots sit on the left at the next T-junction.



### From Cupar:

Take the A91 towards Auchtermuchty. You will see the for sale signs just south west of Collessie.

## AMENITIES

Collessie is an attractive hamlet with a park and active rural community as is Auchtermuchty with several pubs and its famous Folk Festival. Freuchie and Ladybank are similar communities with similar amenities. There is a train station at Ladybank and a cricket club at Freuchie. There is a Primary School at Collessie and Auchtermuchty with Secondary School at Cupar.

## HOUSE BUILDERS

AGB Developments Ltd

Allan Brown

Unit 10 Nether Friarton Industrial Estate

Friarton Road

Perth

PH2 8PF

01738 587610

[allan@agb-developments.co.uk](mailto:allan@agb-developments.co.uk)

S Ewing and Sons Ltd

Jordan Ewing

5/6 Oakley Industrial Estate

Carnock Rd

Dunfermline

KY12 9QB

0808 100 2092

[jordan@sewingandsons.co.uk](mailto:jordan@sewingandsons.co.uk)

Gradual Peak Ltd

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Pitscottie

Fife

KY15 5TB

01334 828800

07967 595414

Claymore Timber Frame Ltd

Pine Lodge

Cupar Road

Ladybank

Cupar

KY15 7RB

01337 831900

[info@claymoretimberframe.co.uk](mailto:info@claymoretimberframe.co.uk)

Hillfoot Homes Ltd

Paul Edney

The Roundel

Hillfoots Farm

Dollar

Clackmannanshire

FK14 7PL

01259 740000

[pauledney@hotmail.com](mailto:pauledney@hotmail.com)

[www.hillfoothomes.com](http://www.hillfoothomes.com)

Master Houses Ltd

23 Newlands

Birchwood Grange

By Kirknewton

EH27 8LR

01506 885588

[grantmasterton@btinternet.co.uk](mailto: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](http://www.dan-wood.co.uk)

Rob Roy Homes (Crieff) Ltd

Dalchonzie

By Comrie

Perthshire

PH6 2LB

01764 670424

[www.robroyhomes.co.uk](http://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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Methil Dock Business Park

Methil

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[architects@sinclairwatt.co.uk](mailto:architects@sinclairwatt.co.uk)

Montgomery Forgan Associates

Eden Park House

Cupar

Fife

KY15 4HS

01334 654936

[admin@montgomery-forgan.co.uk](mailto:admin@montgomery-forgan.co.uk)

## **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 **KY15 7UD**

## **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. The shipping container is not included.

## **Council Tax Band**

Council Tax Band

## **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.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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