

Forthview Farm Lands, by Steelend, Fife, KY12 9LP



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Saline 1m, Oakley 3m, Kelty 7m, M90 7m, Dunfermline 6m, Dollar 6m, Kincardine 10m, Edinburgh 36m

Opportunity to purchase about 29.12 acres of ploughable, south facing, well fenced, productive grassland. Secluded yet central including a 1.72 acres conifer wood. With brilliant views over the Forth Valley to The Queensferry Crossing and Forth Bridges. There is scope to subdivide and sell in lots.

Front cover picture and picture right show the view south to the Forth bridges.



Guide price offers over £4000 per acre





Views to the south east with Edinburgh in the distance



Views to the east



Views to the south west from Point H

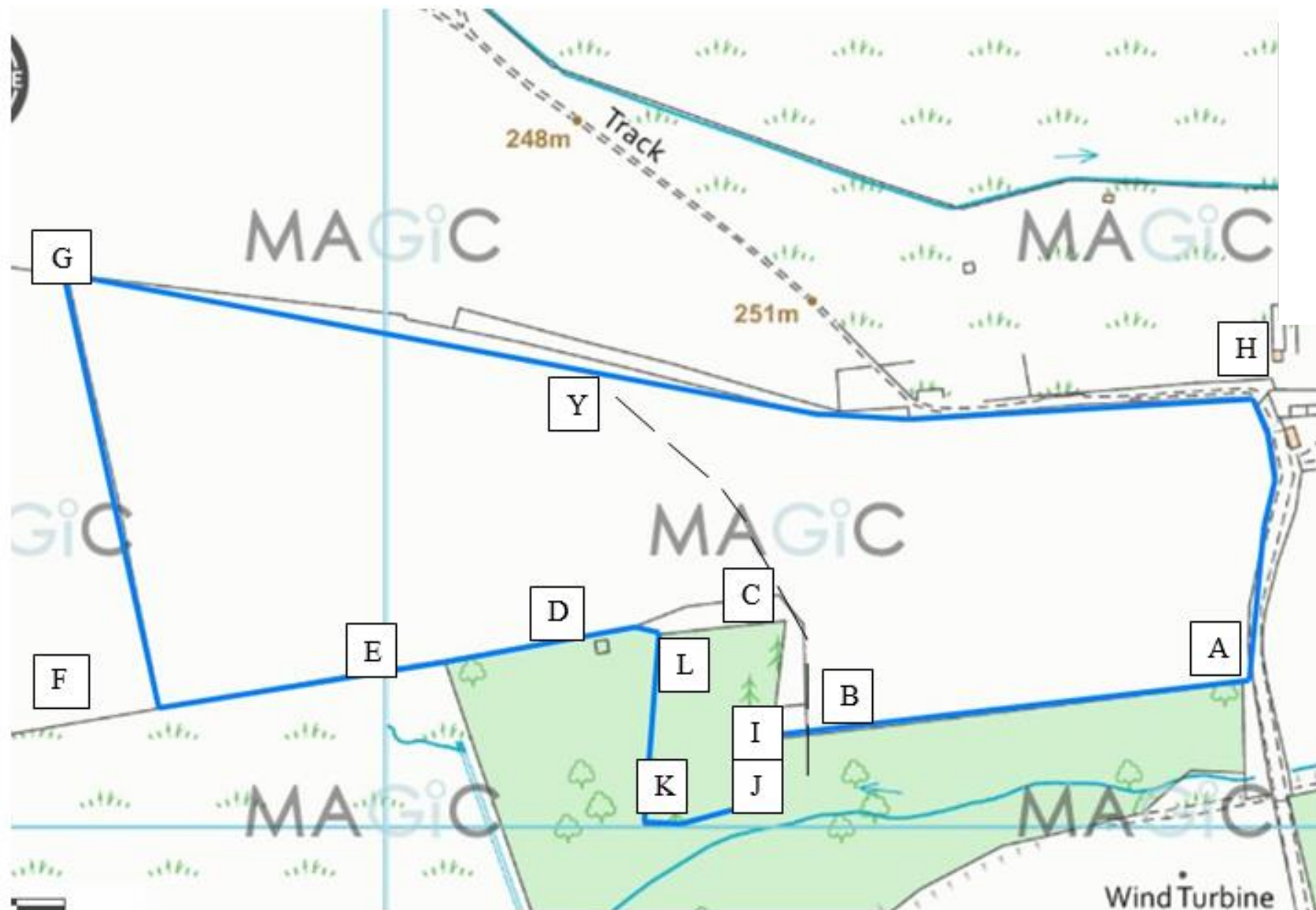


Views to the west from Point H

Deer Fence A-B-I-J-K-L-D-E

Good new stock fence E-F-G-H-A

If the wood is sold with the land a new deer fence must be added B-C-D





The field
for sale

OWNERS: MR & MRS ROBERT SQUAIR

29.12 ACRES DESCRIPTION

The lands for sale are comprised mainly of south-facing, ploughable, permanent pasture as graded by the Macaulay Institute land classification plans, grade 3 (2), and includes a block of trees (shakehole wood) extending to 1.72 acres (0.69 ha). New stockproof fences have been installed recently. Deer fencing will have to be installed by the purchasers at his/her expense (B-C-D-E) if they purchase the wood.

There is a 100kw wind turbine to the south west of the lands for sale (see page 5) and its owners have to be consulted on any development within a

600 metre radius of it. West of dotted line (Y-B-Z). Shooting rights and mineral rights are included. There is no single farm payment included within the sale. This can be purchased separately.

PLANNING CONSENT POSSIBILITIES

It is a possibility that planning consent may be secured for an agricultural building and a Section 75 agricultural occupancy caravan. After 18 months or so, if a business was seen to be established, Fife Council Planning Department may be sympathetic to allow a formal dwelling house to be built on the holding also, but the business would have to be seen to be viable.



The view to
the south west

SERVICES APPLICATIONS

Main electricity is close by. Drainage would be to a private septic tank. There is a stream running through the field in the bottom corner, south east. There is a good type 1 farm road which services the lands (green on plan page 4) shared with Steelend Farm and farmland to the north. Maintenance would be shared 50/50.

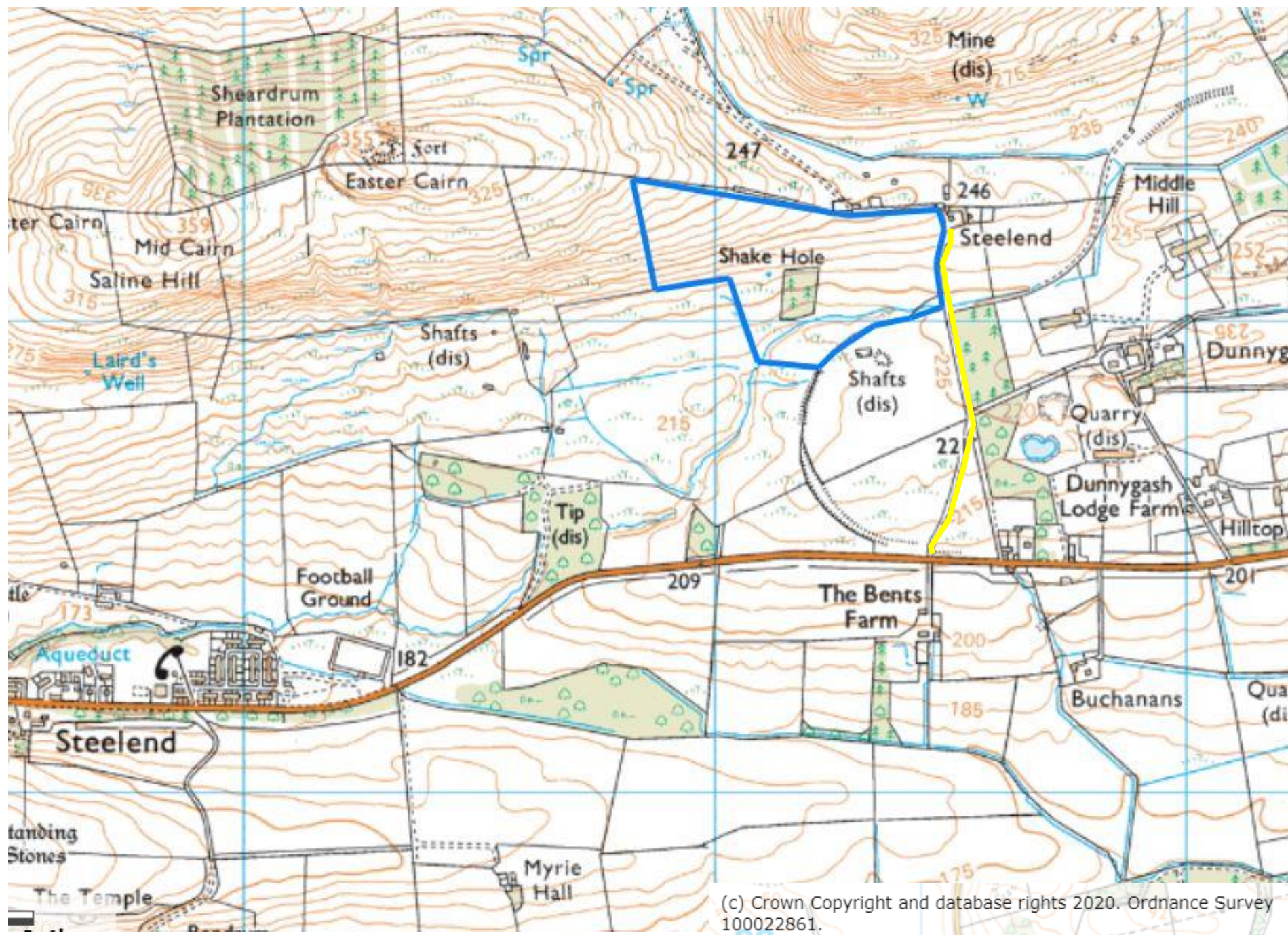
LOCAL FACILITIES

It is rare that such a parcel of ground of this size and quality is available and offers an excellent opportunity for both amenity value or investment, plus agricultural expansion.

Saline village provides an excellent primary school, a shop a church and a golf course with bar. Secondary schools and a wide range of shopping, social and sports facilities are available at Dunfermline.

CLAWBACK AGREEMENT

The missives of the sale will be subject to the purchaser(s) granting a new standard security in favour of the sellers to clawback 10% of the uplift in value in the event of planning permission being granted for development for any purpose other than agricultural over the land being obtained, subsequent to the date of entry, for a period of 20 years. Further details available from Selling Agents.



The yellow line marks the access road.

DIRECTIONS

From Edinburgh take the A90 to Kelty and turn off at Junction 4. Head westerly along the road signposted to Saline /Dollar B914. Cross over the A823 Crieff /Dunfermline road. Turn right about a mile and a half later just after you see a cottage close to the road on the left hand side 1 mile short of Steelend and 2 miles short of

Saline. Turn right up at the signpost to Steelend Farm when you see a few wind turbines. The lands for sale are located on the left just before Steelend Farm which lies at the end of the road on the right hand side of the road. Steelend Farmhouse has mains water and electricity.

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.

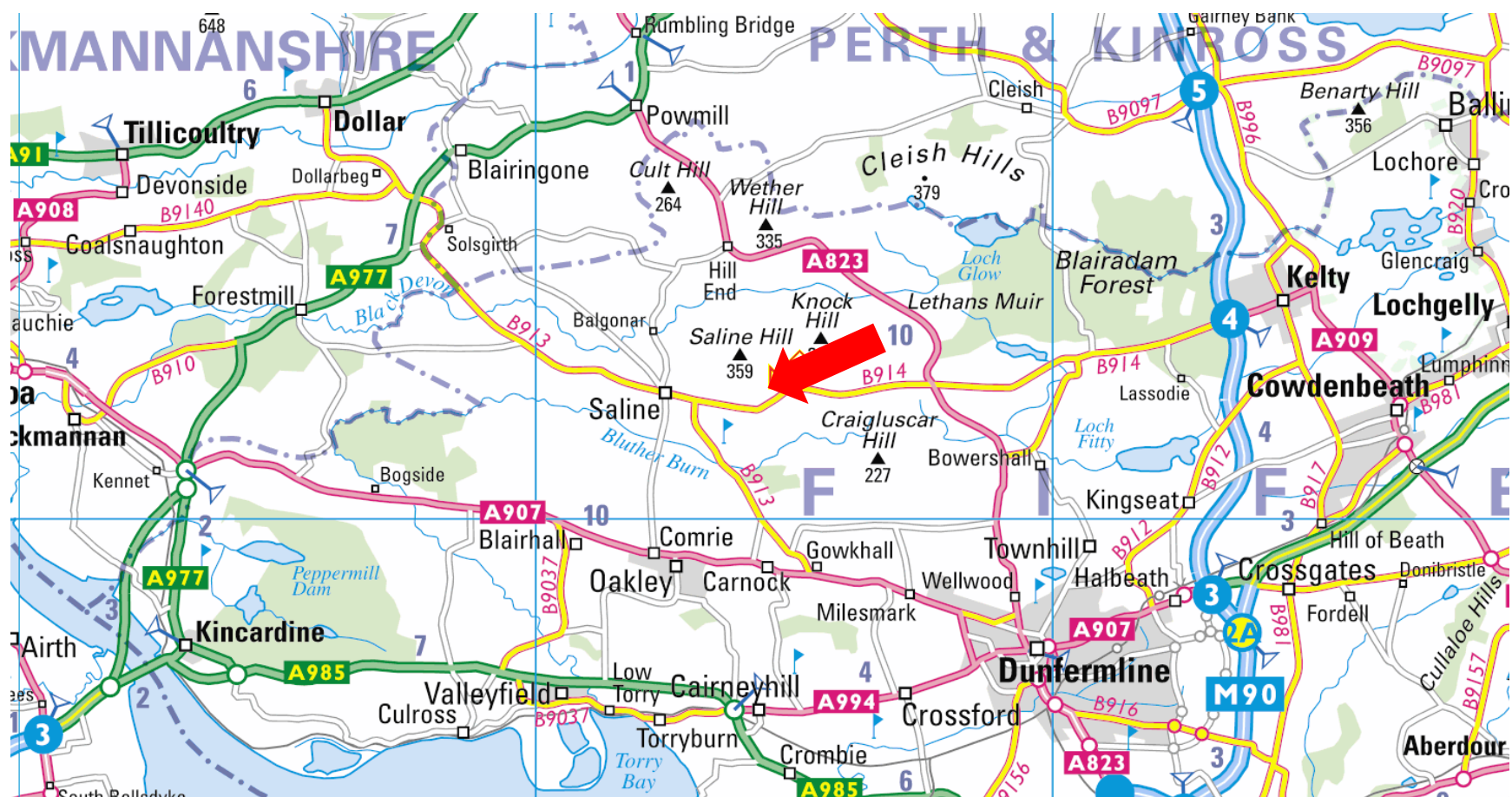
PLEASE NOTE: Stock may be grazing in the field.

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. Details prepared July 2020.



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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. The seller reserves the right to accept any offer at any time.

