

## NEWTON FARM STEADING, LOCHGELLY, FIFE

Lochgelly - 0.5m    Dunfermline - 5m    Kirkcaldy - 5m    M90 motorway - 4m    Kinross - 11m  
Perth - 27m    Edinburgh - 22m



**Unique opportunity to purchase an almost completed one bedroom rural steading conversion house with a two storey three bedroom extension to be completed (requiring around £32,000 to be spent for completion).**

**Final accommodation will be as follows: 4 bedrooms (one with en-suite), bathroom, WC, large lounge, kitchen/dining room, utility room, front porch, entrance hallway/staircase.**

**The property is reasonably secluded (with only one neighbour) yet has excellent links to central Scotland. Set with 1.48 acres the property also includes a stable block (3 stables and area) which could also be used as a garage, a big barn, a paddock and a mobile home (bought for £9000) with electrics, gas, water and broadband installed.**

**The property is available as a whole at a fixed price of £230,000 or the mobile home could be excluded for £221,000. The owners are builders and they could provide a turn key solution completing all the required works for £262,000 or £253,000 excluding the mobile home (£221,000 could be paid on date of entry with the balance being paid in tranches until a completion certificate is issued).**



## GENERAL DESCRIPTION

The final house will comprise of a four bedroom south facing dwelling set within 0.48 acre garden/yard acre with adjacent stables and outbuildings, A one acre paddock lies almost adjacent and to the east of it.

### THE HOUSE

The west end of the steading conversion (17 x 5.7m) has been almost completed. Works that are required for the completion of this one bedroom single story project include the installation of windows and doors, downpipes and gutters, kitchen and utility fittings. Most of the plumbing and electrics have already been installed. Soon, the property will be suitable for occupation as a one bedroom house as follows:-

#### Ground Floor

Lounge	(s)	5.6m x 5.7m	Large patio door access from the Garden, attractive views over the garden
Study/bedroom 4	(s)	4.10 x 4.7m	Attractive south facing views
Family Bathroom	(s)	4.6m x 2.1m	
Dining Kitchen	(s & n)	5.7m x 4.75m	Attractive views to the south
Utility Room	(n & e)	4.25m x 2.0m	Rear door to the garden

Two floor extension to be added (9.7 x 5.7m). The stonework walls are presently in situ but it will require to be roofed , fitted out and completed as follows:-

#### Ground Floor

Porch	(s & e)	2.2 x 1.2m	Access from 0.48 acre yard
Entrance hallway	(s & w)	5.8 x 2.9m	Including WC, staircase with Velux
Bedroom 2	(s)	4.6 x 3.3m	with fitted wardrobe
Bedroom 3	(s)	5.7 x 3.3m	with fitted wardrobe

## First Floor

Master Bedroom	6.5m x 4.8m	dormer windows and velux Window, lovely views to south
Ensuite Bathroom	3.0m x 2.1m	dormer windows, with lovely views

The annexed plans provide an exact layout of the property. Elevational drawings are also provided.

## MOBILE HOME

The lounge measures 4.6m x 3.6m. It has a picture window to the south east and door to the west. The room is laminate floored with a gas fire and space for a sofa, two chairs and a dining table.

The kitchen 2.9m x 2.25m(w). Gas cooker with hob and two ovens, wall and floor units and a fridge.

Shower – 1.6m x 1.7m (w)

Hall – 1.9m x 1.8m (e)

Bed – 2.3m x 1.75m (w)

Bedroom + ensuite – 3.6m x 3.2m (w)

## STABLES (21 x 6.1m)

The stables building has a 3.5 metre wide door. Concrete floor. 3 stables, garage area, 2 tack rooms off west entrance porch, fenced concrete external apron 24 x 7m.

## BYRE (15 X 6M)

Concrete floor – ideal storage area.

## PARKING AREA/GARDEN/YARD AREA/REAR GARDEN AREA (55 x 35m)

This extends to 0.48 acre. The house and stables/byre form the north and east boundaries. There is a wooden fence down the west boundary and a large Cyprus hedge along the south boundary.

A further 0.3 of an acre of the above area could be turned in to a little grass paddock to supplement the 1 acre paddock. There is also the possibility of renting additional land nearby.



East elevation photo of the stables (foreground) and barn (on the right with a higher roof)

## **PADDOCK**

The property also has a one acre paddock lying about thirty yards to the east of the east entrance into the 0.48 yard area. It is also south facing and is fenced and watered.

## **SERVICES**

Road access, shared with the farmhouse The house is served with a private sewage treatment plant.

## **SITUATION**

Newton Farm Steading lies between Lochgelly and the A92 dual carriageway. It lies to the south east of the farmhouse but there are no other near neighbours. Primary and Secondary schooling is at Lochgelly.

## **DIRECTIONS**

Proceed northwards until you reach a roundabout. Take the first exit left and follow your nose through the southern suburbs of Lochgelly until you see fields straight ahead and a T junction. Turn left into Newton farm road. The steading is a quarter of a mile down this road.

## **VIEWING AND REGISTERING AN INTEREST**

Viewing of the plot is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 27 East Port, Dunfermline, Fife KY12 7JG, Tel: 01383 722454 or Rod McCrae on 07711 561814 (evenings and weekends), Fax: 01383 621180.

## **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.

**Property details prepared May 2010.**





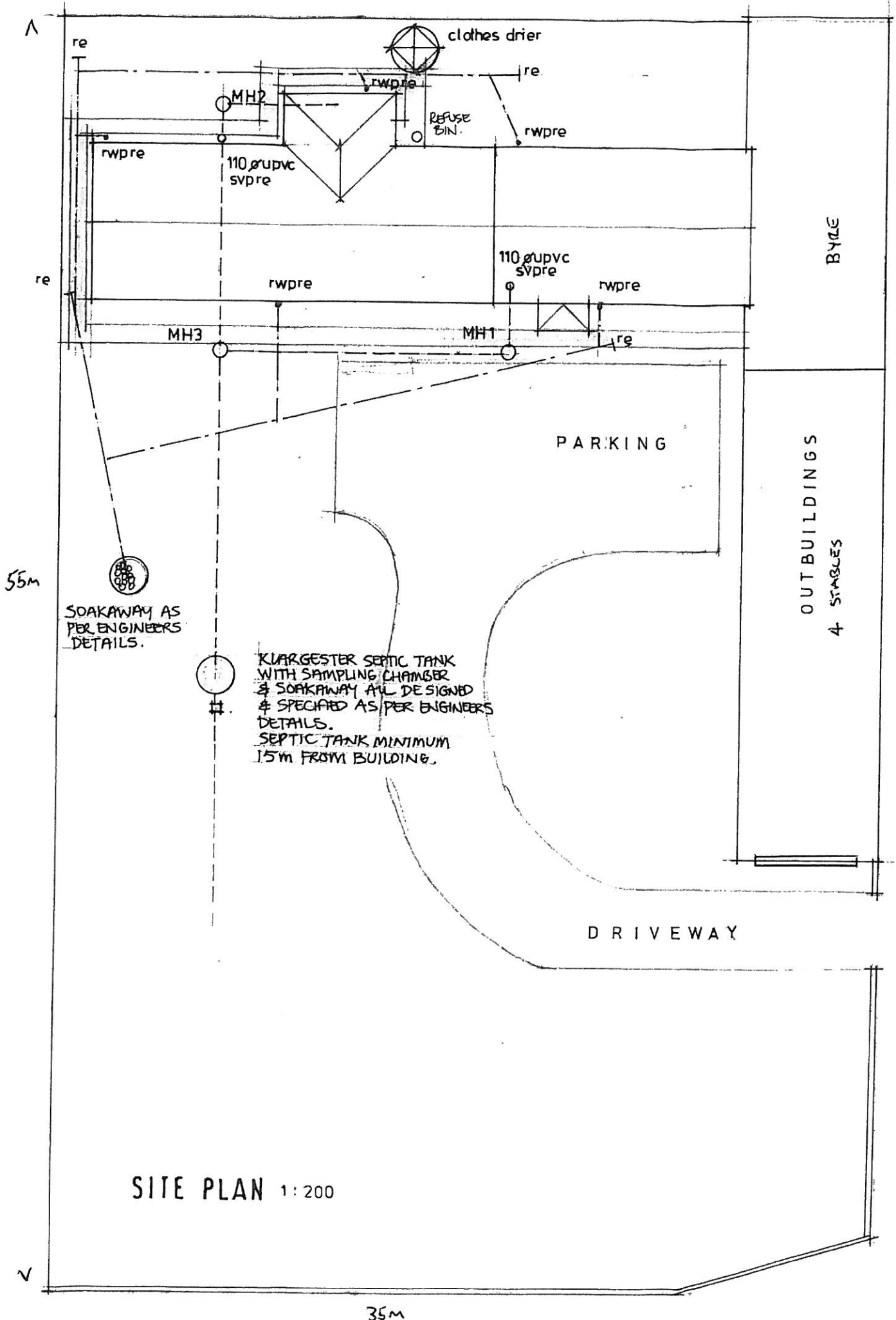
VIEW FROM THE KITCHEN



THE BARN



THE STABLES



SITE PLAN 1:200

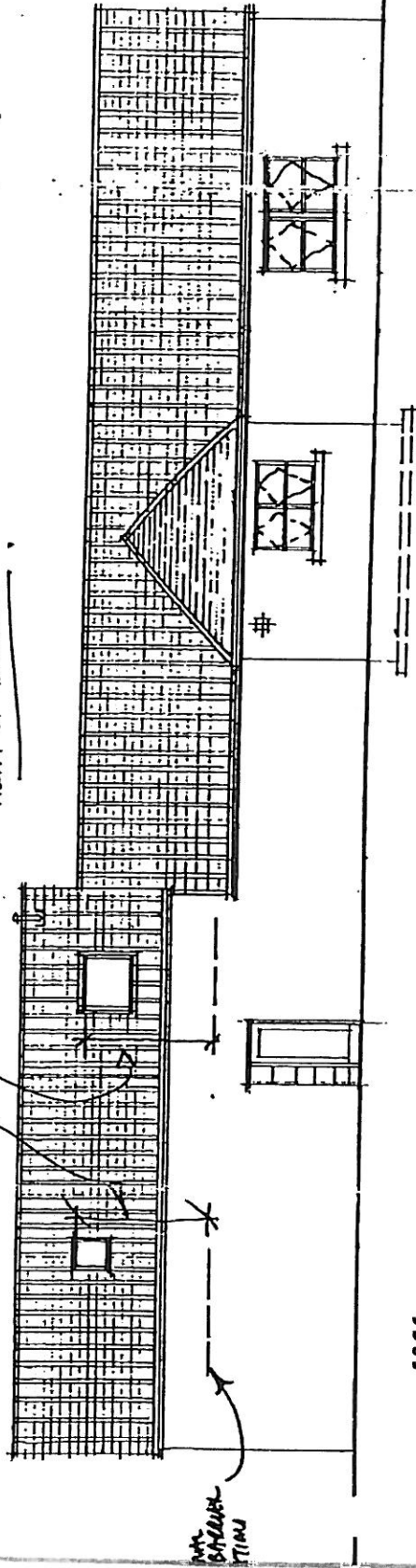


**McGregor McMahon & Associates**  
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VIEW WINDOW FROM TO BE 210 ABOVE GROUND LEVEL

VIEW WINDOW FROM REAR OF BUILDING TO BE IN REAR OF STAIR SO AS NOT TO BEHIND FROM APPEARANCE OF FRONT OF BUILDING



UTILITY ROOM WAYS TO BE TIMBER FRAME CONSTRUCTION TO SPECIFICATION TO BE AT'S GRADUAL WORK SPECIFICATION.

FOUNDATION TO BE 600 CONCRETE STRAP FOUNDATIONS 600 X 200 WITH MIN 45 HOOT COVER.

EXISTING STONE WALLS TO BE REVE CHAMBER IMPROVED DIC MINIMUM 150mm FROM FIRM AND ORANGE.

EXISTING STONE WALLS ARE APPROX. 550 WIDE NATURAL STONE

ALL APARTMENTS ARE ADEQUATELY VENTED

ALL APARTMENTS ARE ADEQUATELY GLAZED

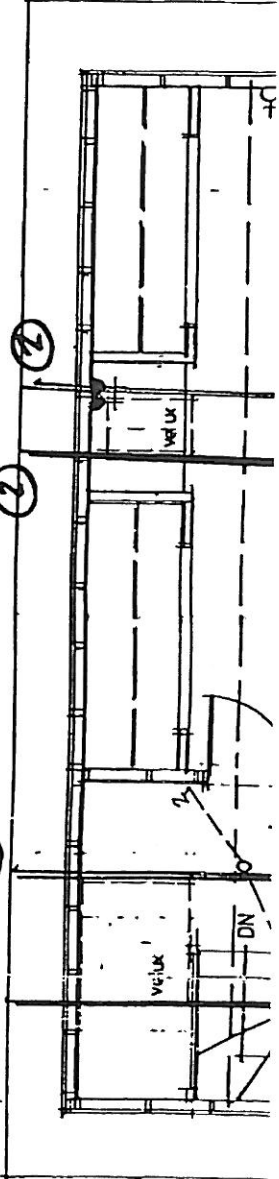
95-100m WALLS @ 600mm FROM REAR WALL. 100mm VISUAL UNIFORM CHECK & PLAN IN. 800. UNIFORM, 9m 200 SHEDDING, ONE UNIFORM DRAINAGE. 100mm 600mm 100mm 600mm

UTILITY ROOM WAYS TO BE TIMBER FRAME CONSTRUCTION TO SPECIFICATION, WITH 45mm AIR CAVITY FLEET AT MINIMUM 45mm. AND AT CORNERS OF TIMBER FRAME WITH 45-45mm FLEET WITH AIR DIC ON FLEECE. ALSO FLEETED ABOVE AIR OPENINGS. EXTERNAL WAYS TO BE 100mm BACKWALLS TIED TO TIMBER FRAME WITH 55mm WAYS AT 900mm. AND 450mm VENTILATION, CAVITY VENTED AT HIGH & LOW VENTS WITH PERFORATED VENTS AT 1200mm. WAYS TO BE 200mm 200mm 200mm 200mm

250g VENTILATION VENTILATION CHECK BETWEEN 100mm 100mm 100mm 100mm

THIS IS THE FASTING SPECIFICATION FOR ALL WALL/ROOF JUNCTIONS

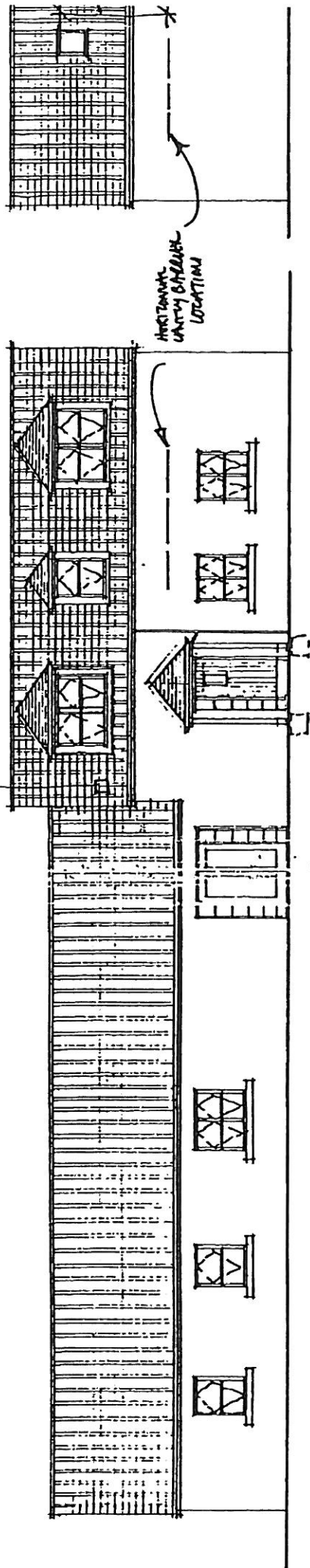
BLE STRAP TAIL



MINIMUMS BRIDGE SYSTEM

V

TRIANGLE VENT  
TILE

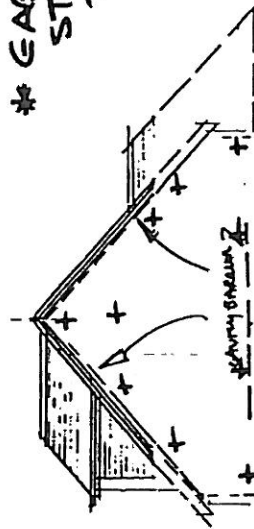


front

WINDOWS TO BE FULLY RECESSED  
FIRST FLOOR BEDROOM WINDOW  
TO HAVE 0.33m<sup>2</sup> CLEAR AREA  
FOR EMERGENCY ESCAPE  
900mm SILL HT.  
2100mm CROWN HT.

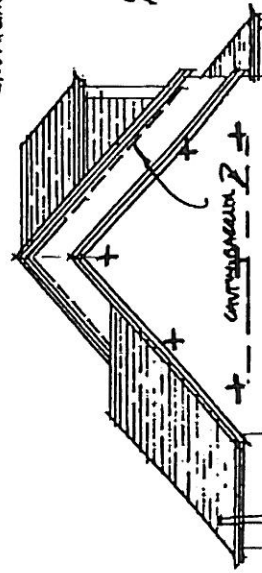
rear

\* GABLE  
STRAP  
DETAIL



side

VENTED ABOVE TO DOUBLE STOREY  
ROOFING CONSISTING OF  
PHYSICAL INSULATION & GUTTERS



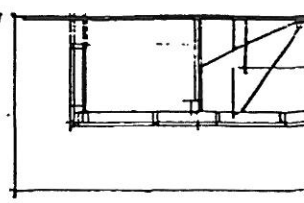
THIS IS THE FASTENING  
SPECIFICATION FOR  
ALL WALL/ROOF JUNCTIONS

CODE 4 LOAD FASTENERS  
AT ALL WALL/ROOF JUNCTIONS

GABLE STRAP  
DETAIL

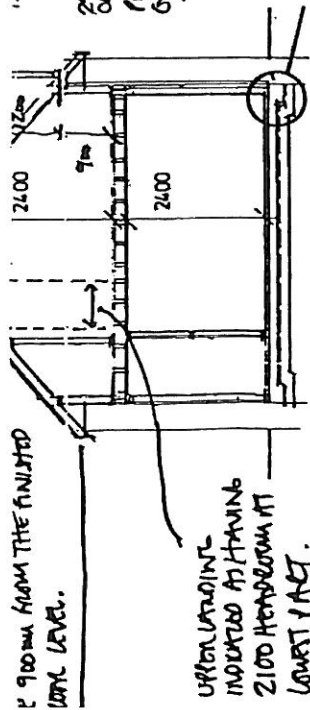
side

SINGLE STOREY ROOF & DOWNERS  
TO HAVE EQUIVALENT OF 100mm CONTINUOUS  
GAP VENT AT EAVES, AND VENTED RIDGE SYSTEM





900mm FROM THE FINISHED  
FLOOR LEVEL.



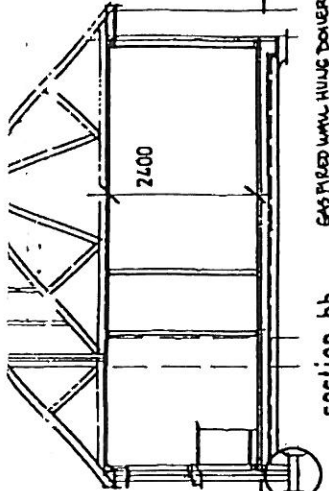
UPPER LANDING  
INDICATED AS HAVING  
2100 HEADROOM AT  
LOWEST PART.

SECTION aa

25mm VENTILATION BRUES  
OR EQUIV.  
REQUIRED BY CONTINUOUS  
GAP WITH INSECT MESH RATING.

DETAIL B

SEE E16  
DETAIL A



SECTION bb

GAP FILLER WITH HUNG DOOR  
WITH BALANCED FLUE & MIN. 70% SEDUK RATING.

100mm CONTINUOUS VENT  
GAP AT BRICK CORNER.  
REQUIRED WITH CONTINUOUS  
GAP WITH INSECT MESH RATING.

110mm UPVC SVP  
WITH R.E.

3 FIRST

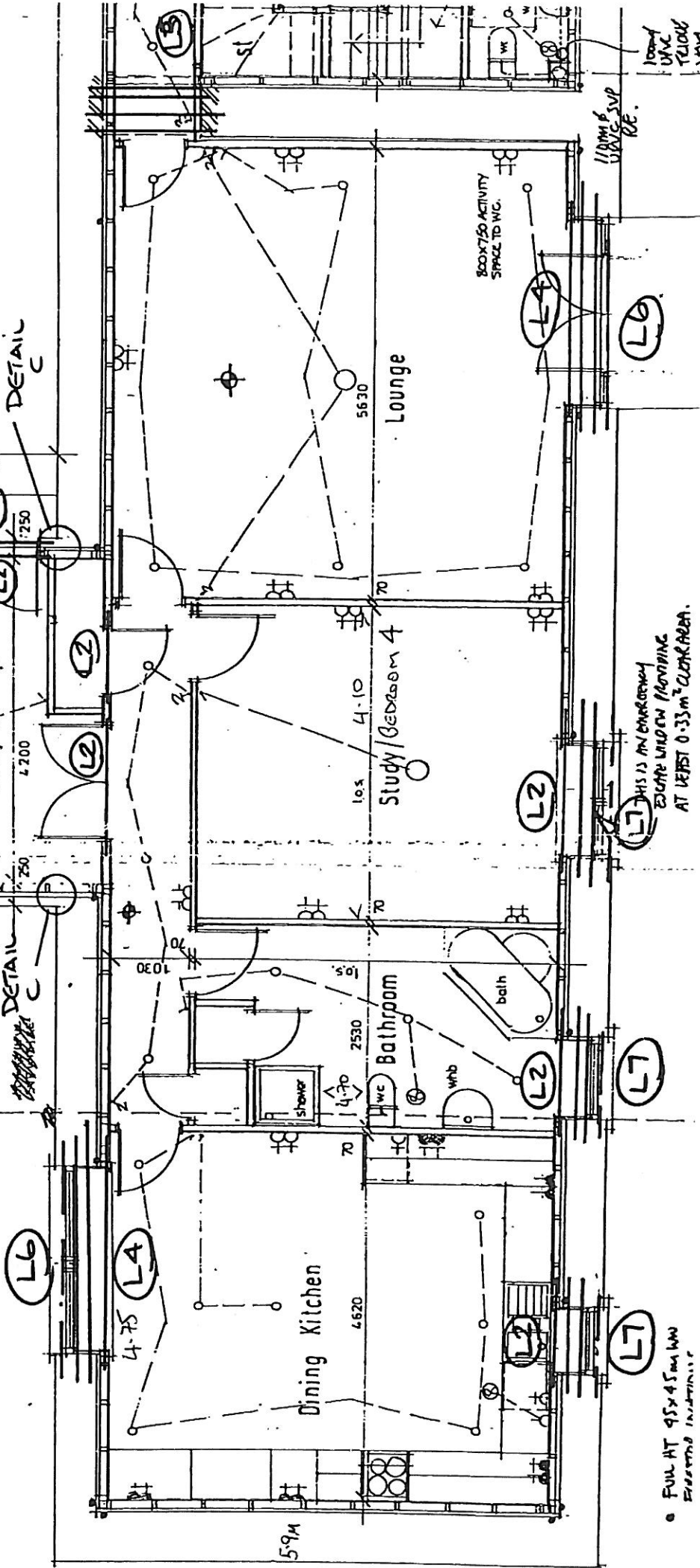
AN EXTERNAL STAIR TO RISE  
TO RISE AND MINIMUM 300 CORING.

SMOKE DETECTOR  
LOCATIONS.

DETAIL C

\* SEE E16 DETAIL  
FOR SLAB THICKENING  
BELOW LOAD BEARING  
PARTITIONS

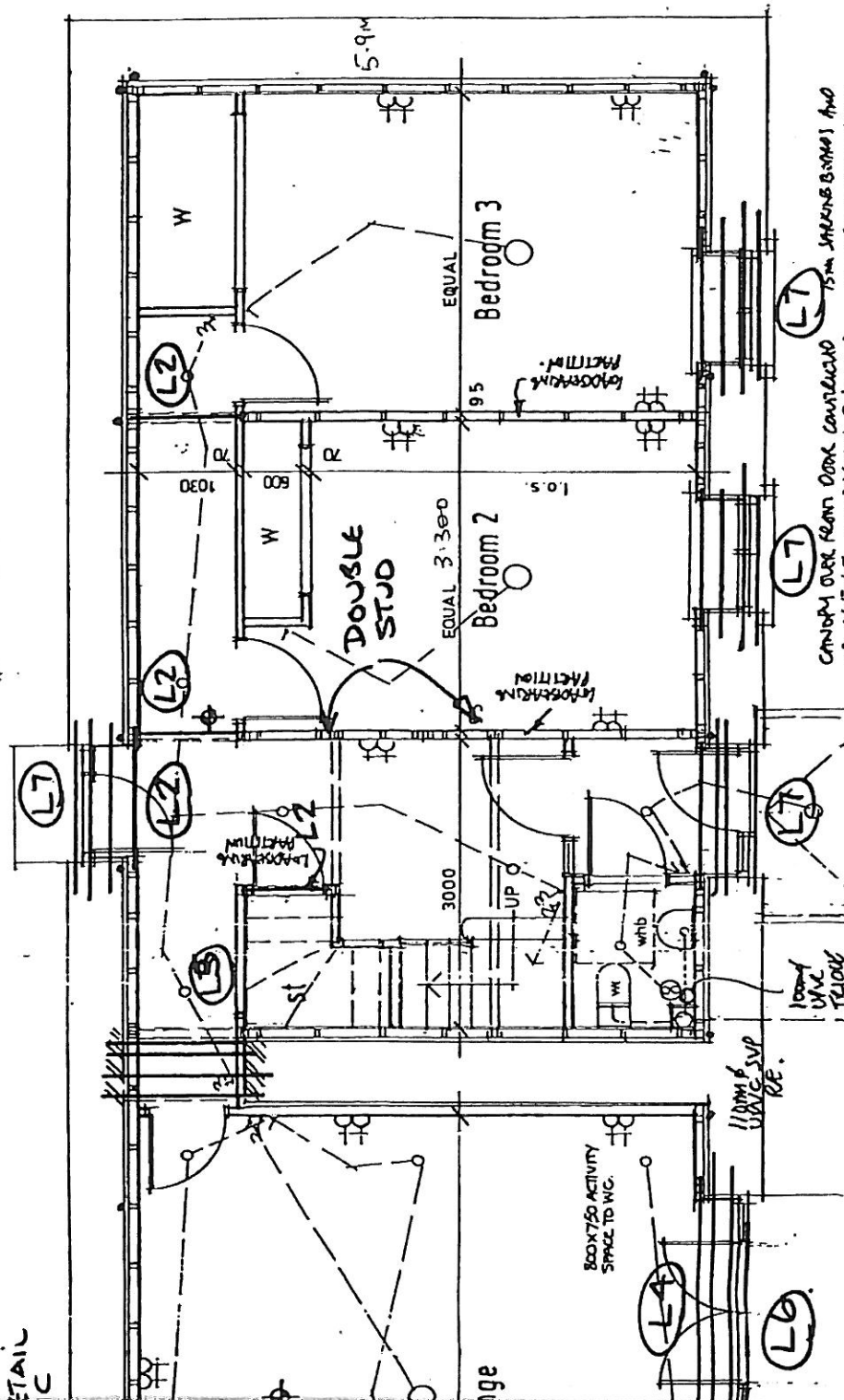
GROUND



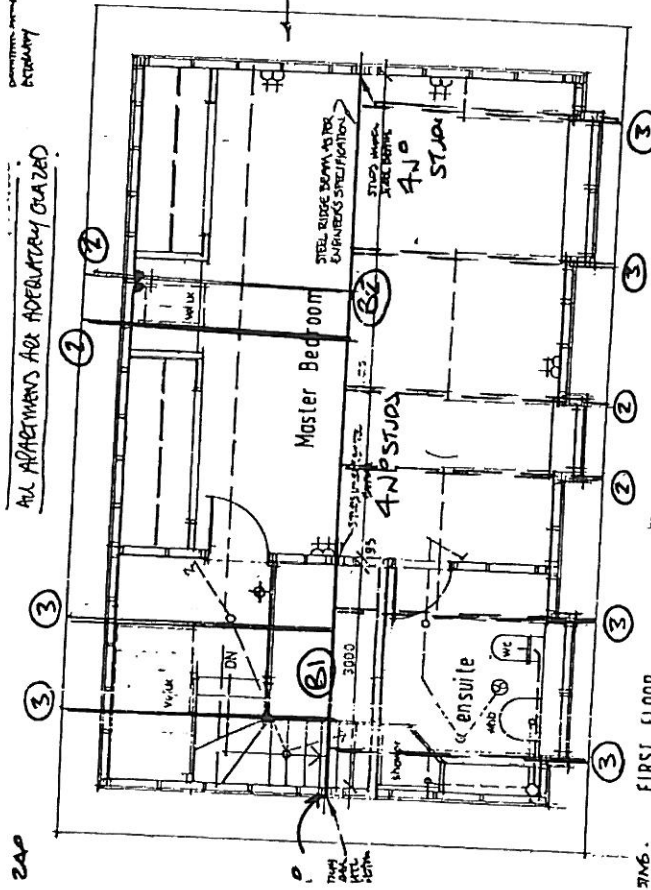
L7 THIS IS AN OVERHANGING  
EDGE UNDER PLANNING  
AT LEAST 0.33m CLEARANCE.

• FULL HT 95x45mm WW  
FLOORING INDICATED

EXTERNAL DOORS MODULE 1000 GIVING IN BUCSS  
C.: 775mm CLEAR OPENING.



ALL APARTMENTS ARE ADEQUATELY GLAZED



5746. FIRST FLOOR

GROUND FLOOR

CONSIDER THE FOLLOWING:

AN OPTIMUS. EXHAUSTIVE LEAF TO BE  
WITH FEEL

FROM BACKGROUND TEND TO THINNE FLAME  
WITH 3.5. WHEN TEST AT 900 CTS AMPLITUDE  
AND 400 CTS VOLTAGE. CURRENT VARIATION AT  
HIGH & LOW SPEEDS WITH POS/NEG VOLT AT  
1200 CTS. CHASE TO OBTAIN 2 CONT  
POS AT 1000 CTS.

STANDARD, EXTENDING  
W TO FIFTY CARLINGS

250g VIALUREN  
VAPOR CHAMBER BETWEEN  
TIMBER FLOOR AND  
CEILING BOARD.

INOTES AND SUFFETS CONSTRUCTED TO  
PER THURSTON FRAME SPECIFICATION.

Nos of Raters  
Shown Mus ③

UTILITY ROOF SPECIFICATION IS  
AS PER ROOF SINGLE STOREY  
SPECIFICATION.

FOR LOW VOLT CABLES TO THE TIGHTENING  
IN CONFORMANCE WITH BS 6242

### **PREDICTED EXPENDITURE REQUIRED FOR COMPLETION**

1.	1 X Gas Tank Buriel (Pipe to Boiler)	£700 (estimate)
2.	Outside – LAB Slabbing 40m2	£600
3.	Materials	£820
4.	Labour whole building	£240
5.	Guttering x 64 Lm	£230
6.	Down pipes x 8 Lm	£40
7.	Build to utility (outside)	£1500 including labour
8.	Build at Kitchen Window	£200 labour
9.	First part of build	
10.	Plumbing 1 <sup>st</sup> fix	£1500
11.	Dwangs to roof	£390
12.	Wool x 60m2	£100
13.	Membrane to outside walls 60m2	£100
14.	Plasterboard x 170m2	£350
15.	Flooring x 120m2	£300
16.	Radiators x 6 (estimate £30 each)	£180
17.	1 x wc x whb 1 x shower 1 x bath	£2000
18.	2 x Extractor Fans	£60
19.	1 x kitchen	£5000
20.	9 x doors inc Patio	£2320
21.	5 x windows	£800
22.	6 x switches	£30
23.	18 x sockets	£90
24.	1 x boiler	£600
	<b>1.5 Storey</b>	
25.	20 tons T1	£187
26.	100m2 polythene	£40
27.	Liquid damp proof	£138
28.	60m2 x Steel mesh	£80
29.	12 m3 Concrete	£1000
30.	Labour	£400
31.	Plant	£150
32.	1 <sup>st</sup> fix timber frame 600 Lm x (90 x 47)	£600
33.	250 m2 x Osb	£125
34.	250 m2 Breathable Membrane	£150
35.	Internal Frame 120 Lm x (90 x 47)	£600
36.	20 Lm x (225 x 47) 120 Lm (225 x 47) Floor joists 120 Lm x (160 x 47) Roof 120 m2 Polystyrene	
37.	2 x velux windows	£700
38.	5 x pallets roof tiles	£685
39.	280 Lm x (50 x 25) Tile Battons	£140



40.	320 Lm Counter Battons	£160
41.	13 Lm x Dry Fix Ridge Tiles	£200
42.	20m x (160 x 20) Facia Board	£45
43.	24m x (160 x 20) Barge Board	£48
44.	20m <sup>2</sup> x (10mm x Ply Board) Soffit	£40
45.	90mm x Rock Wool	£80
46.	370 m <sup>2</sup> x Plasterboard	£750
47.	8 x doors	£320
48.	5 x windows	£1400
49.	110 m <sup>2</sup> x Flooring	£350
50.	300 Lm x (2.5mm x cable) Electrics	£240
51.	8 x switches	£40