

## RESIDENTIAL PLOT AT COLLESSIE, CUPAR, FIFE

Ladybank – 3.4m Cupar – 6m Glenrothes – 7m Dundee – 12m Perth – 13m  
St Andrews – 15m Dunfermline - 20m Edinburgh - 38m



**Attractive house plot situated in the quaint conservation village of Collessie and ideally located for the commuter with easy access to central Scotland.**

**Extending to 610 sq.m. (0.15 acres) and with full detailed planning consent for a one and a half storey 195 sq.m property the plot will be sold either as an individual plot at £80,000 or alternatively, the current owner is willing to develop a new build 4 bedroom property at £210,000 for the build and the land.**



McCrae & McCrae Limited, Chartered Surveyors, 9 Charlotte Street, Perth PH1 5LW 01738 634669,  
27 East Port, Dunfermline, KY12 7JG 01383 722454, 29 York Place, Edinburgh EH1 3HP.

## Situation

The plot is located in the heart of Collessie, a hamlet in the Howe of Fife between Auchtermuchty and Cupar which is one of the few Scottish settlements still to have a high proportion of thatched buildings. There is a main railway line at Ladybank with services and connection south to Kirkcaldy, Edinburgh and beyond and north to Dundee. Further local amenities can be found at Auchtermuchty which has bars and restaurants and caters for everyday requirements. There is a local primary school in the village of Letham, a secondary school at Cupar and private schools within easy reach include Dundee High School (12 miles), Craigclowan, Perth (15 miles), Kilgraston (13 miles) and Strathallan (15 miles) both Bridge of Earn.



## Plot Description

Full detailed planning consent has been approved for the creation of a 1.5 storey four bed family home. This new build property will consist of the following:-

### GROUND FLOOR

- Entrance vestibule, hallway and staircase
- W.C & shower room (2.0m x 1.5m)
- Lounge (4.3m x 5.8m) – windows to north, east and west
- Dining room (3.4m x 3.4m) – windows to south
- Study/Bedroom 4 (4.5m x 2.4m) – windows to west and south
- Kitchen (5.3m x 4.0m) – windows to north, south and east

### FIRST FLOOR

- Staircase/hallway (3.4 x 3.1m)
- Bedroom 1 (with en-suite) (4.15m x 4.2m) – domer windows to north and south
- Bedroom 2 (with en-suite) (4.6m x 4.6m) – domer windows to east and west
- Bedroom 3 (4.25m x 4.6m) – domer windows to west and west
- Family bathroom (3m x 2m) – domer windows to west
- Double garage (5.5m x 5.5m)

The plot itself extends to 610 sq.m. with the house totaling 195 sq.m. and the double garage 30 sq.m. A Site Plan, Floor Plans and Elevations are provided for reference.



## SERVICES + ROAD ACCESS

The plot owner is willing to install the services and complete the development if the land and build option is taken. However, if the plot is bought as is and the purchaser wishes to complete the build through another developer the site is ideally situated to utilise existing infrastructure. Mains water, electricity and drainage are available on site.

Road Access to the site is already in place but it is intended that a new access road leading to a driveway will be created running parallel and adjacent with the burn that passes along the western edge of the plot. This driveway will provide access to the property and the double garage.



Aerial view of plot



Access road to be on the right (east) of burn

## 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

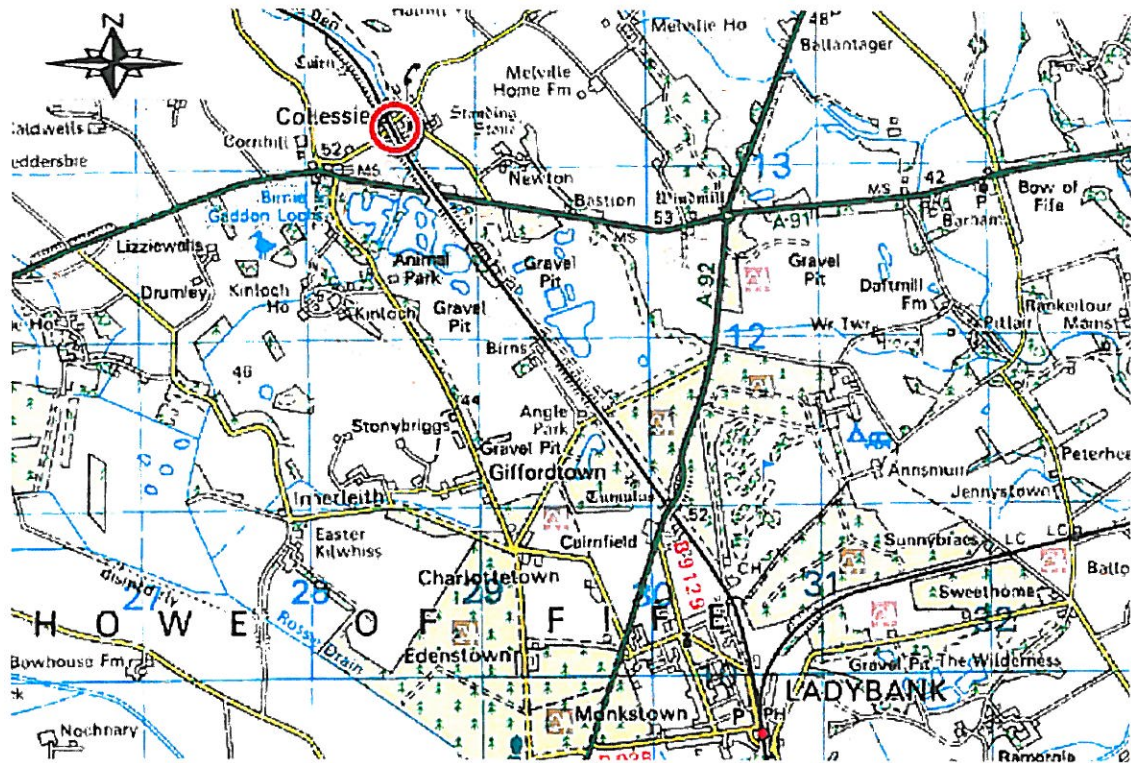
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

### 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.

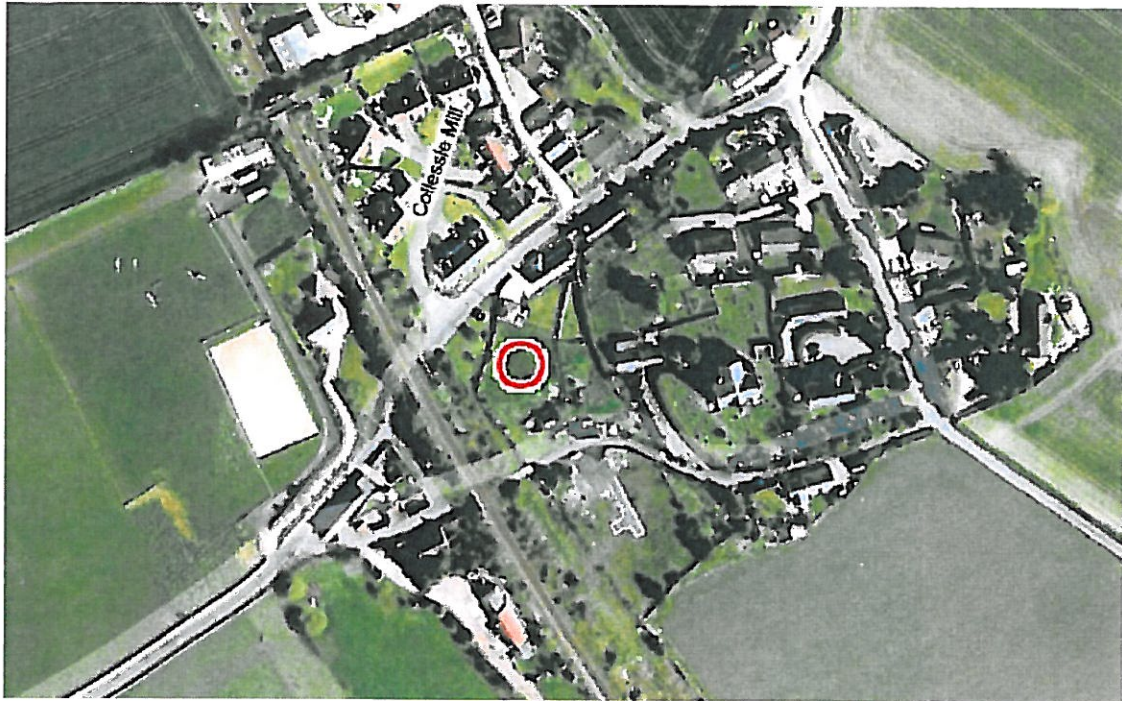
Property details prepared January 2010

## GEOGRAPHICAL LOCATION PLAN

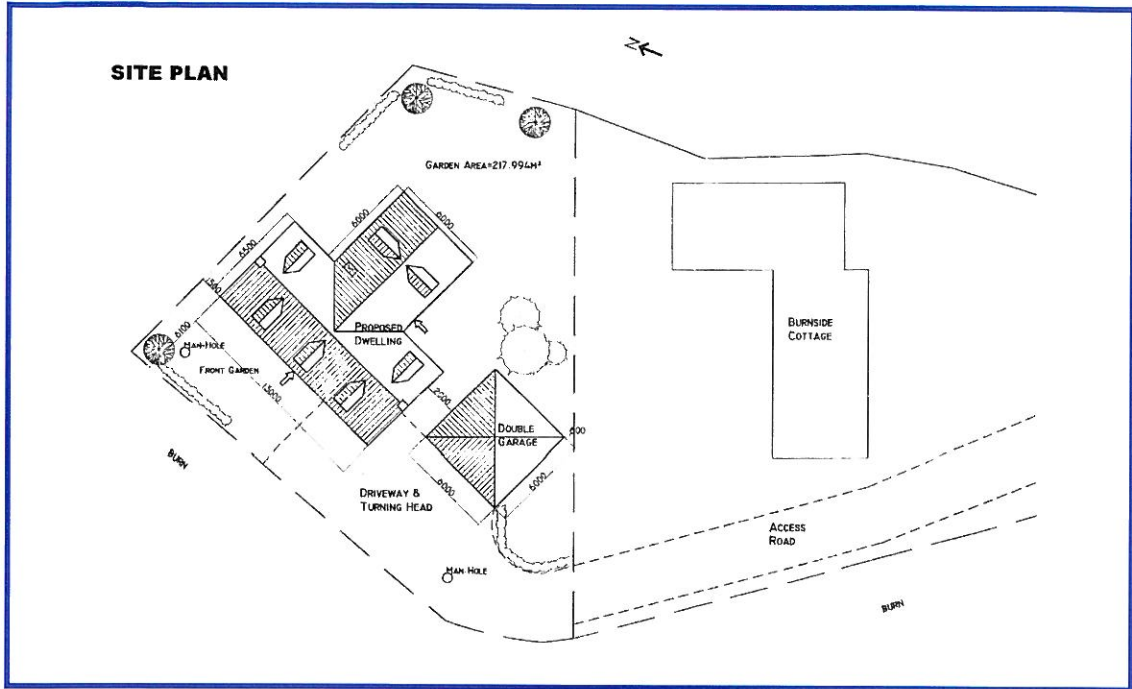


### DIRECTIONS

From the South: Exit the M90 at junction 8 merging onto the A91 Signposted St Andrews and GlenFarg. After around 10 miles on this road passing through Burnside, Gateside, Strathmiglo then Auchtermuchty, turn left onto the B937 Signposted Lindores, Newburgh. Take an immediate right Signposted Collesie. After about 100 metres you will see a bridge in front of you and a Play park on your right. Take the left fork in the road under the bridge and park up on your left i.e. on the graveled area on the right hand side of the above photo on the right. The plot is up the track which leads up the right hand side of the burn and on the right just beyond the red roofed house.

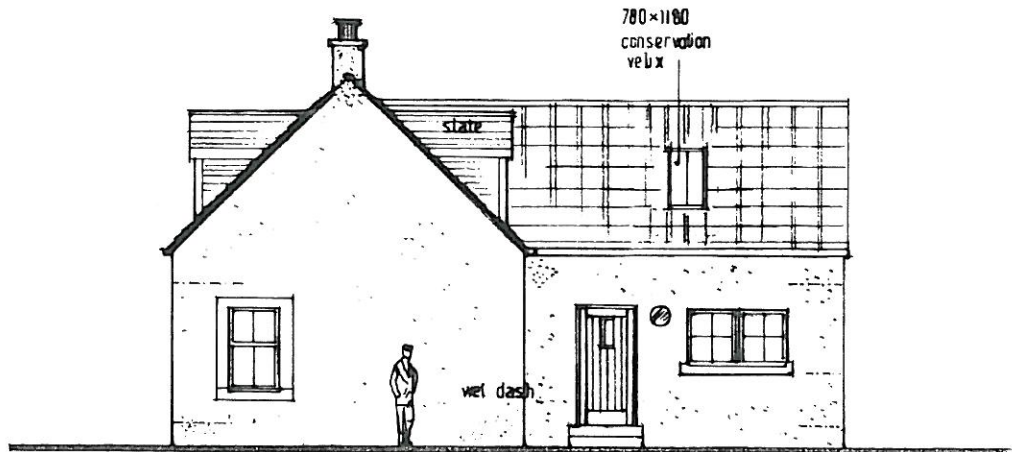


**SITE PLAN**



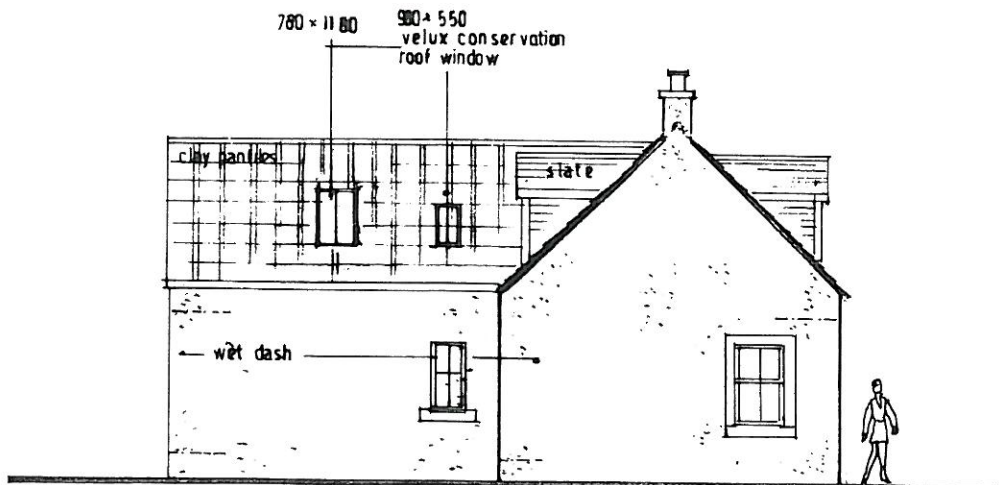
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## SIDE ELEVATIONS

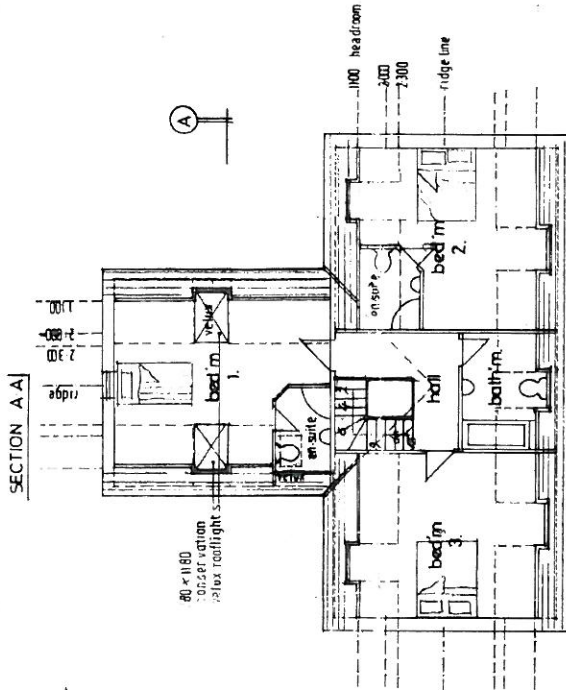


SIDE ELEV 'N - S

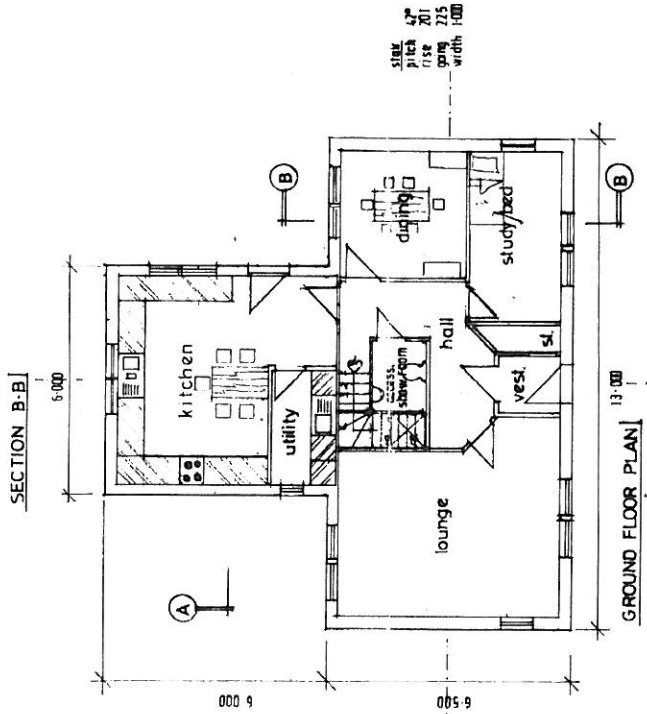
timber windows with  
stoolend cills  
smooth render bands  
as indicated



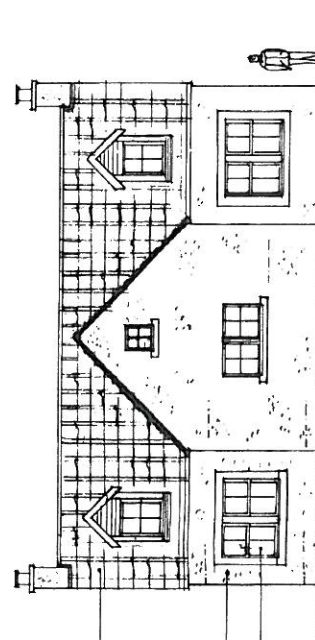
SIDE ELEV 'N - N



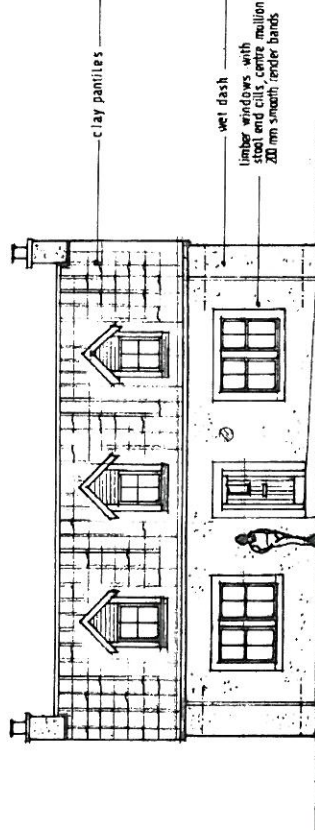
FIRST FLOOR PLAN



GROUND FLOOR PLAN



REAR ELEV N-E



FRONT ELEV N-W