

# Sunnyside Farm, By Saline, Fife

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





Views to the south east from halfway between B & C (see plans at rear)



Views to the east from between B & C



Views to the south west from Point B



Views to the west from Point B

Unique opportunity to purchase 39.78 acres of lands, in a secluded south facing situation. The lands include an attractive 1.72 acres (0.69 HA) block of woodlands. They are served well with a metalled farm road. There are lovely views from the lands southwards over the Forth Valley to the Forth Road and Rail Bridges.

**Guide Price £127,296/ £3,200/ac**



## **OWNERS: MR & MRS ROBERT SQUAIR**

### **39.78 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). There is also a block of trees of 1.72 acres (0.69 Ha) lands. New fences have been installed along the north and east boundaries of (A-B-C-D). Stockproof fencing will have to be installed by the purchasers on all other sides. (D-E-F-G-A). The seller will fence from north to south at his expense.

There is no single farm payment included within the sale.

### **PLANNING CONSENT POSSIBILITIES**

It is a possibility that planning consent may be secured for an agricultural building and a Section 75 agricultural occupancy caravan or log house. 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.

### **SERVICES APPLICATIONS**

Drainage would be to a private septic tank. There is a stream running through the field.

There is a good type 1 farm road which services the lands (H-A) on the annexed sale plan but a second road (J-F) can also be purchased with the lands for sale if so wished.

### **LOCAL FACILITIES**

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

## **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 mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property. Details prepared April 2014.

### **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.

### **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.

PLEASE NOTE: Cattle including calves and a bull may be grazing the fields. Viewers must be careful and walk the fields at their own risk.

### **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.



### DIRECTIONS

From Edinburgh take the A90 to Kelty and turn off at Junction 4. Proceed in a westerly direction along the road signposted to Saline /Dollar B914. Cross over the A823 Crieff /Dunfermline road and then 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. There are a few wind turbines which are connected to three phase electricity.

# Sunnyside Farm Lands Location Plan

