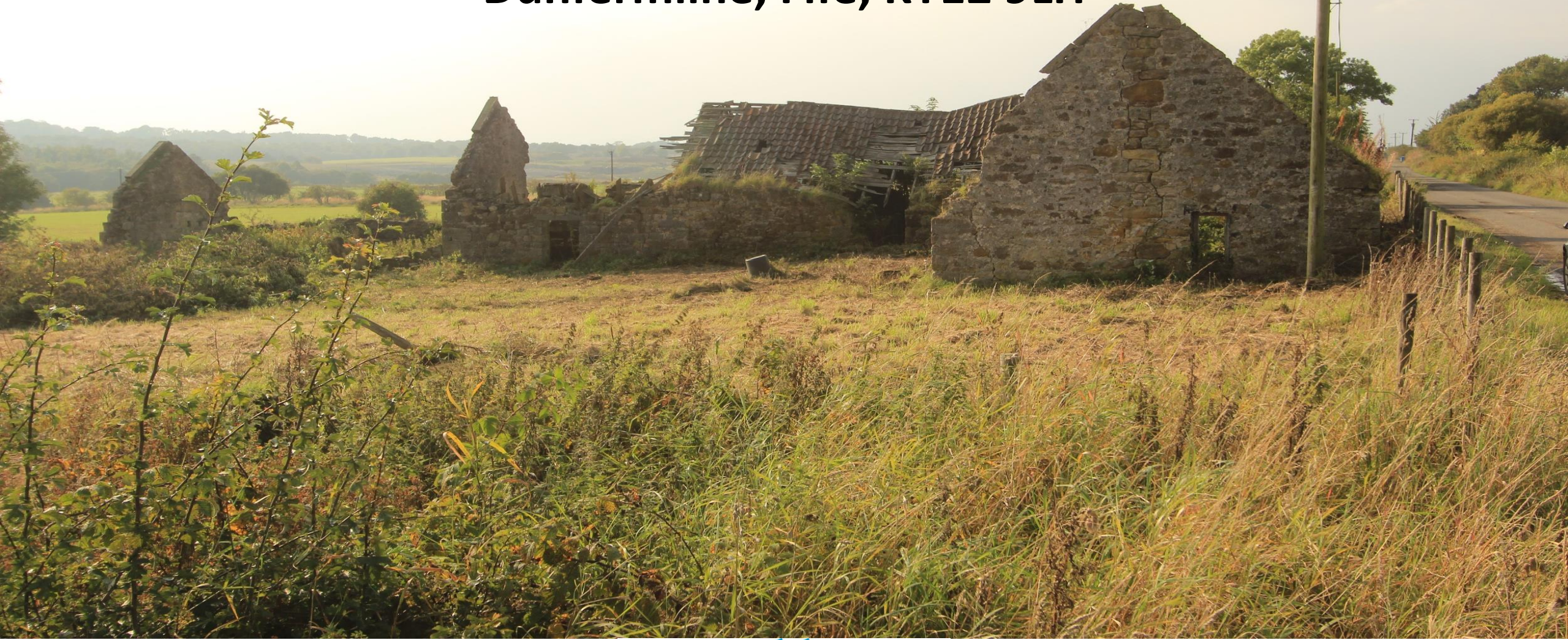


Sunnyside, Bickramside Farm Road, by Kinneddar Park, by Oakley, Dunfermline, Fife, KY12 9LH



Sunnyside, Bickramside Farm Road, by Kinneddar Park, by Oakley, Dunfermline, Fife, KY12 9LH

Sunnyside house plot and 6.9 acres. Detailed planning permission has been granted to convert cottage ruins into a 4 bedroom/3 public room house.

SECLUDED HOUSE PLOT IDEAL FOR EQUESTRIAN, CATTERY OR KENNELS, subject to planning consent

Saline 1m, Oakley 1m, Dunfermline 6m, Dollar 8m, Crook of Devon 8m, Kincardine 9m, M90 12m, Stirling 22m, Kirkcaldy 25m, Edinburgh 25m

House plot (Sunnyside ruin) for conversion to a 234 sq metre single storey house, 3 public rooms, 4 bedrooms + 6.9 acres

All lots 6.9 acres

Reduced Fixed Price £192,500

Some people have had problems working out the site boundaries. It is not just the area of ground with the long grass that is for sale. If you walk southwards from the tree to the south of Sunnyside Road, you will see a ridge going southwards and then it takes a bend and goes westward. This ridge is the proposed route to the fence line that will need to be installed with the purchasers paying 50% of the cost and the neighbouring farmer to the south and east paying 50% of the cost.



View to the south east from the plot

AS A WHOLE

OUTSIDE AREA

6.9 acres land including parking area. Tarred private access road (525m from the nearest quiet unclassified access road). Excellent hacking, walks and cycling on the doorstep. The lands are zoned for tourism.

PROPOSED ACCOMMODATION ON ONE FLOOR (234 sq m approx)

The plot could easily be divided to create two detached houses. It might be possible to secure planning consent above the lounge and dining room (around 10.4 x 4m, with combed ceilings and dormers) to house another two bedrooms and a WC.

Entrance Hall	Lounge
Dining Room	Kitchen/dining room
4 Bedrooms	Sitting/TV Room
2 Shower Rooms	2 Bathrooms

OUTSIDE COVERED PORCH (2.5m x 1.5m)

On the east sheltered side of the house, adjacent to the proposed parking area.

ENTRANCE VESTIBULE- (MAIN DOOR ON THE NORTH SIDE) (3m x 1.5m)

Entrance hall with a wall cupboard. Provides access to WC, Bedroom 1 and kitchen.

SHOWER ROOM – (NORTH FACING) (1.8m x 1.2m)

Off the entrance hall on your left as you enter the property with shower, WC and basin.

BEDROOM 1- (SOUTH FACING WINDOW) (5.7 x 3.2m)

Entrance to bedroom on the left hand side of the entrance hall. On the northern wall is an en suite with a shower, toilet and basin (1.7m x 1.2m + 0.8m x 0.8m). Dressing room on the north wall (2m x 1.8m) leading to en-suite and a window on the south wall.

View to the south east from the plot



View of the plot from the south east



FAMILY KITCHEN/BREAKFAST ROOM- (WEST FACING) (7.2m x 4.7m)

Large family kitchen with French doors opening out onto a patio area. The kitchen is accessed from 3 different doors, the entrance hall, down a small set of stairs which leads to the utility room, dining room and lounge and from the hallway which leads to the rest of the rooms in the house.

UTILITY ROOM- (WEST FACING) (2.7m x 2.2m)

Utility room situated off the family kitchen.

DINING ROOM- (WEST FACING) (4.7m x 4.1M)

Double doors from the hallway open into the dining room as well as 2 steps down from the lounge on the south side. There are 2 French doors which open into the lounge from the west wall which lead out onto a patio area. There is also a window on the east wall.

LOUNGE (SOUTHERLY AND WESTERLY ASPECTS) (5.7m x 5m)

At the southern most point of the house is the lounge accessed up 2 stairs from the dining room. There is a fireplace currently on the southern wall with a folding door on the western wall and a folding door on the eastern wall creating fantastic views over the land. The room would also have windows on either side of the fireplace taking full advantage of the natural light available.

BEDROOM 2- (WEST FACING) (3.4m x 3.4m)

Bedroom 2 is off the main hallway from the family kitchen. It has a large window on the western facing wall and has good built in wardrobe space (1.5m x 0.8m) along the southern wall.

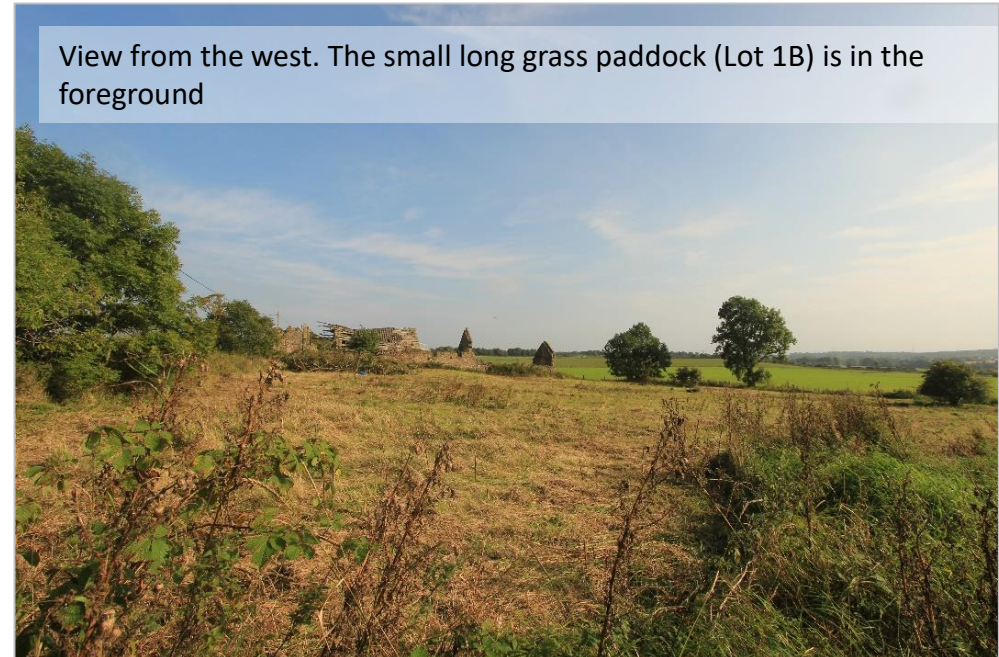
BATHROOM 1 (WEST FACING) (2.8m x 1.7m + 2.2m x 1.6m)

Bathroom 1 is accessed from the main hallway and has a window on the west wall.

View to the south of the access road into the field will be built



View from the west. The small long grass paddock (Lot 1B) is in the foreground



TV ROOM/BEDROOM 6 (EAST FACING) (4m x 3.5m)

The TV room is situated at the top of the hallway of the house and has an east facing wall with a window and doors leading outside to the parking area.

BEDROOM 3 (SOUTH FACING) (3.8m x 3.4m)

This bedroom is accessed from the north side from the hallway and has good wardrobe facilities down the west wall. The room has a window on the south wall. There is a shared en suite bathroom with bedroom 4.

BATHROOM 2 (SOUTH FACING) (3.3m x 2.2m)

Bathroom 2 is a shared en suite bathroom for bedroom 3 and 4. The bathroom has a window on the southern wall and has a bath, toilet and a basin.

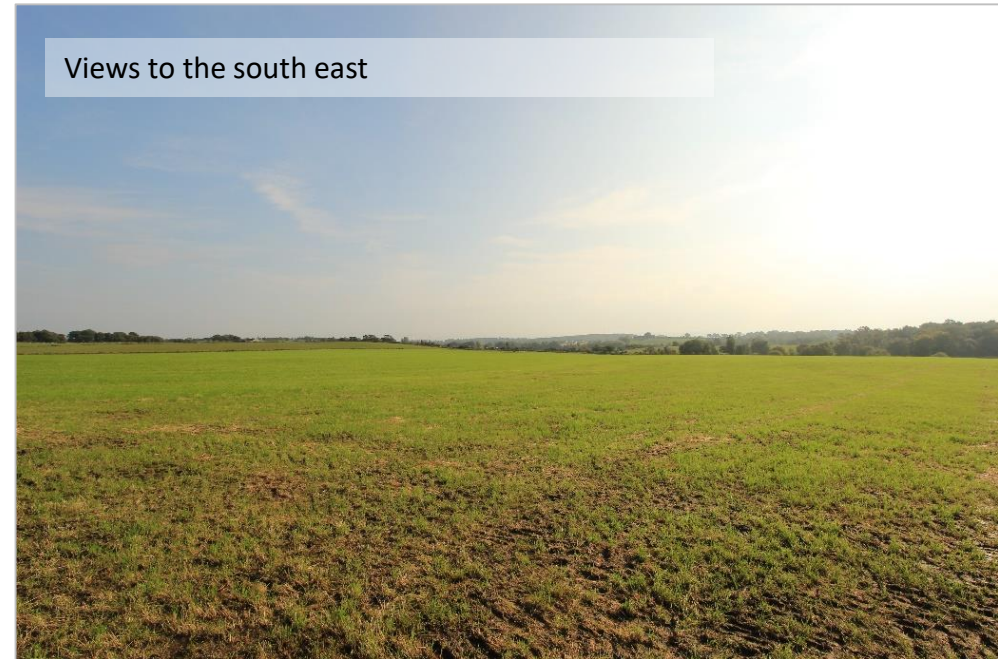
BEDROOM 4 (SOUTHERLY AND EASTERLY ASPECTS) (4.5m x 3.8m)

This bedroom is situated at the north east end of the house and has windows on the east wall facing out over the rest of the property's land and the southern wall. It shares the en suite bathroom with bedroom 3. It has good wardrobe space along the western wall of the bedroom. There is real potential to have big windows on the eastern and southern walls for great views over the land.

Views to the south



Views to the south east



SITUATION

Sunnyside is situated just under a mile north west of Oakley and just over a mile south of the small village of Saline which dates as far back as the 13th century. Saline caters for various local amenities such as the general store, Post Office, Church, active community centre and a golf course with a lively bar.

For education there is a primary school in Saline and in Oakley and four high schools in nearby Dunfermline. Dunfermline has an attractive high street, The Carnegie Hall, Alhambra Theatre and the lovely Pittencrieff Park. There are excellent shopping and sporting facilities at Dunfermline. Dollar also offers a range of services, including the renowned private school, Dollar Academy, (with a bus running from Saline).

The surrounding countryside is very attractive and offers a wide range of recreational opportunities. There is a network of farm roads to the west of Sunnyside to Bicramside, Standalane and Cattle Moss Farms.

Forest and Land Scotland has purchased large areas of land close to the plot and has planted native woodland which has created an excellent place for walking, hacking and cycling. Rights of way extend westward out about 7 miles to 1911 acres of land at Devilla Forest as well as the Dunfermline-Kincardine-Dollar disused railway line, now a cycle path. There are 432 acres at Balgownie Wood and 34 acres at Valleyfield Woodland Park to explore. Saline Hill, Craigluscar Hill and The Glen are in close proximity to Sunnyside and the nearby Ochil and Cleish Hills are popular with walkers and mountain bikers.

Saline Golf Club offers very reasonable membership prices for all ages. In the surrounding Fife area there is a huge number of different courses. Other sporting opportunities are possible nearby, including fishing which is available on nearby lochs and reservoirs including the well-known nature reserve Loch Leven. The Loch Leven heritage trail is a fantastic cycling and walking trail accessible by anyone as well as catering to wheelchair needs.



The private tarred access road is on the left of the ruin



Lands to the east

View of Sunnyside from the north



The south east end

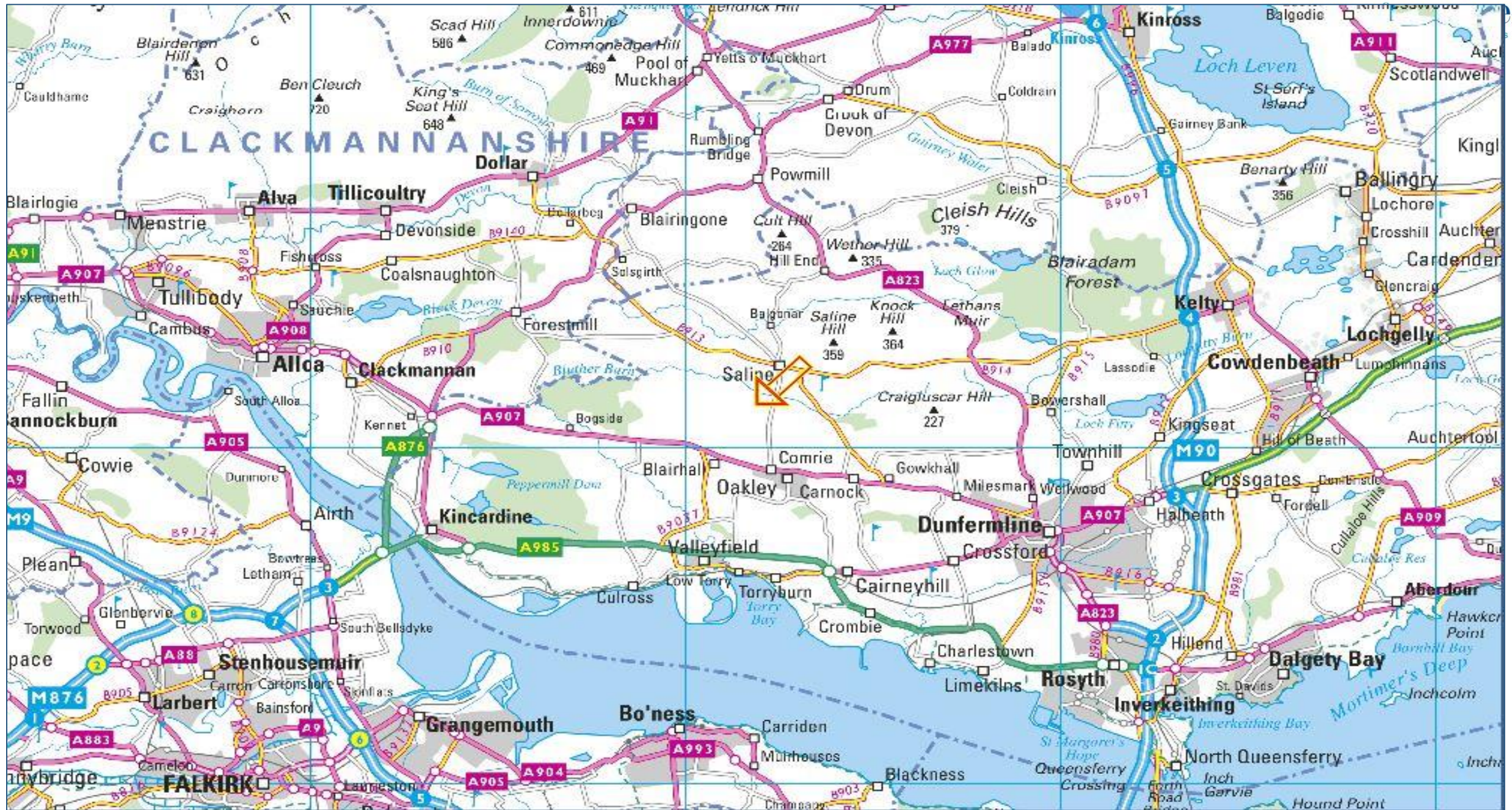


View of Sunnyside from the west



View of Sunnyside from the south





DIRECTIONS

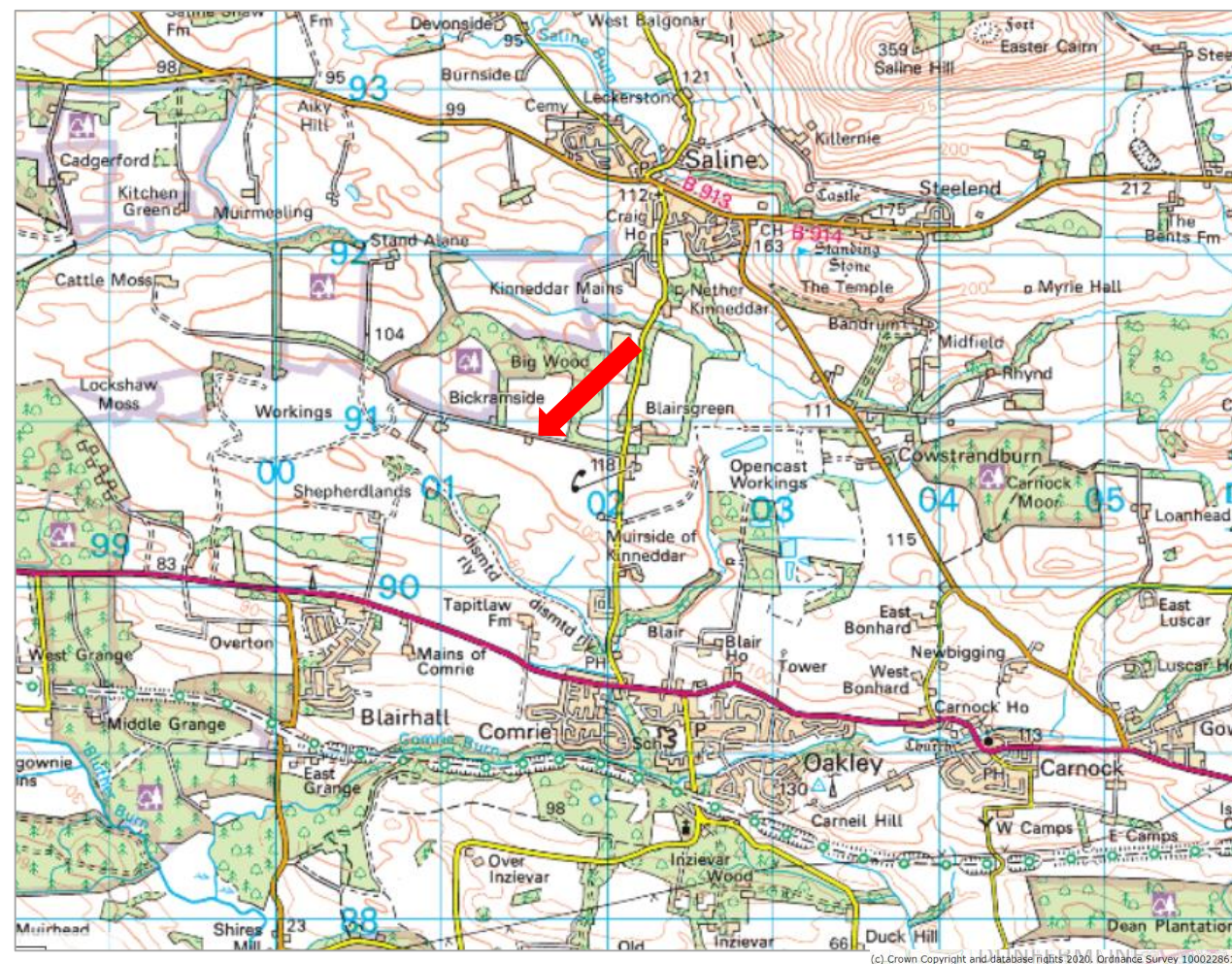
From Dunfermline leave by taking Baldridgeburn and continue on as the road becomes Rumblingwell/A907. From here follow the A907 to Oakley then take the right off the main street which has signs for Dollar and Saline. Follow this unclassified public road for 0.9 mile and at the end of Kinnedder Park hamlet on the right turn left along a private tarmacadamed road to Bickramside Farm. Sunnyside is first on your left hand side 525 metres up the road.

From Dollar follow the B919 to Saline. From Saline head south on the Oakley road past the school for just over a mile. Turn right up Bickramside Road just as you enter the Kinnedder Park hamlet. Sunnyside is first on your left after 525m.

From Kincardine, having crossed the Clackmannanshire Bridge, turn first left at the first roundabout and fourth left at the Gartarry roundabout along the A907. Proceed past Blairhall and turn first left on entering Comrie (at the start of Oakley). Proceed up this road for 0.9 mile and then turn left. Sunnyside is first on your left after 525 m.

From Edinburgh take the Queensferry Crossing and come off at junction 1C Admiralty for the A985 signposted Kincardine. At the junction just west of Valleyfield turn towards Blairhall and proceed past Blairhall to the T Junction A902. Turn right towards Dunfermline, proceed past the pub at Comrie and first left towards Saline (just before Oakley). Proceed up this road for 0.9 miles turn left at Kinnedder park. Sunnyside is first on the left after 525 metres. Turn left after 0.9 mile as above.

From Perth take the M90 and exit at Kelty (junction 4) and proceed along the B914 to Saline. Turn left just after the shop sign post on the Oakley road and after a mile turn right just before Kinnedder Park. The plot is first on the left after 525 metres.



SERVICES

MAINS WATER & PRIVATE DRAINAGE

It is anticipated that the drainage will be to a septic tank and soakaway. The house was previously on a shared private water supply which extends along the south of the private access road. The private water main is believed to be supplied already off a 550 metres long private pipe which supplies two other existing houses. It extends from the house plot to the road end mains pipe. A water meter would need to be installed by the purchaser.

MAINS ELECTRICITY

It is up to the purchasers to satisfy themselves as to the cost and provision of mains electricity but there is a transformer at the house just to the north west of Sunnyside which is about 320m to the west of the plot. Further information can be received from: Scottish Power, Cathcart House, Spean Street, Glasgow, G44 4BE, 01415 682000. They have quoted £17,000 for 250m of cable for an 18 HVA connection. This would be the cost if the purchaser dug the required trench and reinstated the land Scottish Power were quoting £9000 for this work but it would be much cheaper if it was done privately.

MAINS GAS

There is a wayleave for a large gas main over lands to the east of the plot but it will not be able to be connected into. It is up to the purchasers to satisfy themselves as to the cost and provision of mains gas but it's unlikely that there is a viable supply. Further information can be received from SGN, PO Box 23114, Edinburgh, EH5 1YR.

PLANNING DEPARTMENT/ PLANNING CONSENT

Enterprise, Planning and Protective Services, Kingdom House, Kingdom Avenue, Glenrothes, KY7 5LY, 08451 551122. Detailed Planning Consent was

given 02/10/08, planning Ref 08/02319/WFULL and again in December 2018 18/02487/FULL. Material conditions are as follows: The roof shall be clad in second hand clay pantiles. The current owners believe that they started the development and this triggered the implementation of the planning consent but McCrae & McCrae Ltd have requested clarification from Fife Council that this is the case to check that a new planning application does not require to be applied for. McCrae & McCrae Ltd believe that the ruins still comply with the Council's "Planning in The Countryside Policy" as the ruins are reasonably complete to "wallhead height".

THE LAND, COMPARABLE LOCAL SALES AND ASKING PRICE

The lands which are for sale with the house plot lie to the south and west of it. They are grade 3 (1) arable lands but only a 0.75 acres to the west of the house are fenced at present. The bulk of the land for sale lies to the south or west of the fenced lands. The south west and south east boundary is marked with posts. The ridge of the original fenceline is also very obvious. This south and west section of the land will have to be fenced off by the new owners (with the neighbours paying 50%). Maintenance of the new fence will thereafter be maintained 50/50 with the neighbours.

McCrae & McCrae Ltd local sales show that often 2 acres of bare land sold next to a house or house plot can sell for £20,000/ac = £40,000. The ruin area was drilled by Land-Drill Geotechnics, Philipstown, Linlithgow at a cost of £2000 and the land was seen to be stable.

THE ACCESS

The pot-holed tarred private access road is shared with Bicramside, Standalane and Cattle Moss Farms. Future maintenance will be on a user basis. It is proposed that the purchasers install an access road in to the east of the house and one in to the west of the house to serve the field.

VIEWING AND REGISTERING AN INTEREST

Viewers can inspect the property without appointment but they view at their own risk.

McCrae & McCrae, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel. 01383 722454 or Rod McCrae on 07711 561814 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 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 mis-statement 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.



The red outline shows the property for sale. The blue area is the right of access and verge of the farm road. There is a right of access over the south verge of the road to access the field areas to the south of it.

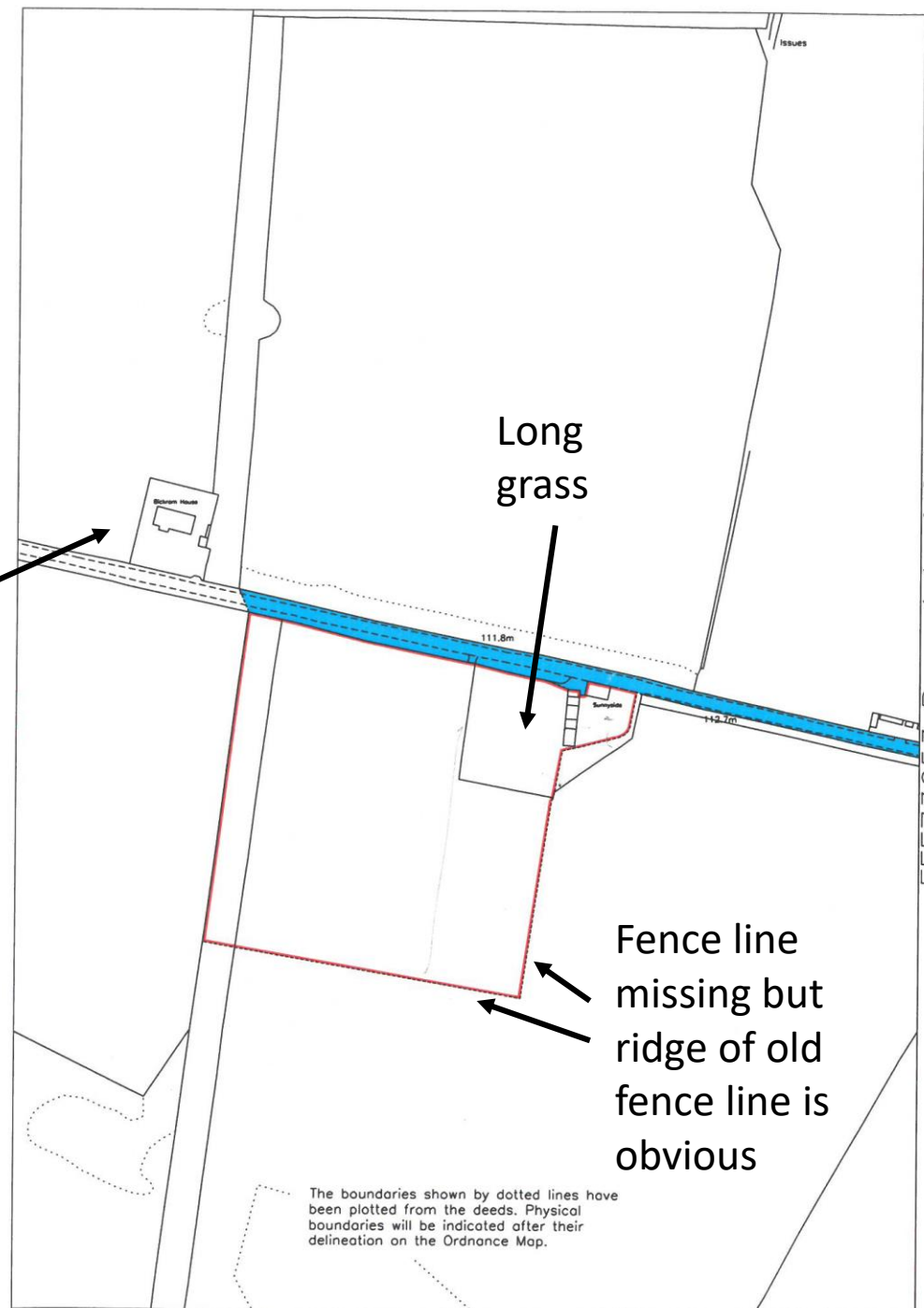
Electric connection transformer

Long grass

Public road

Fence line missing but ridge of old fence line is obvious

The boundaries shown by dotted lines have been plotted from the deeds. Physical boundaries will be indicated after their delineation on the Ordnance Map.



FFE73653 Page 1,1 of 2,1



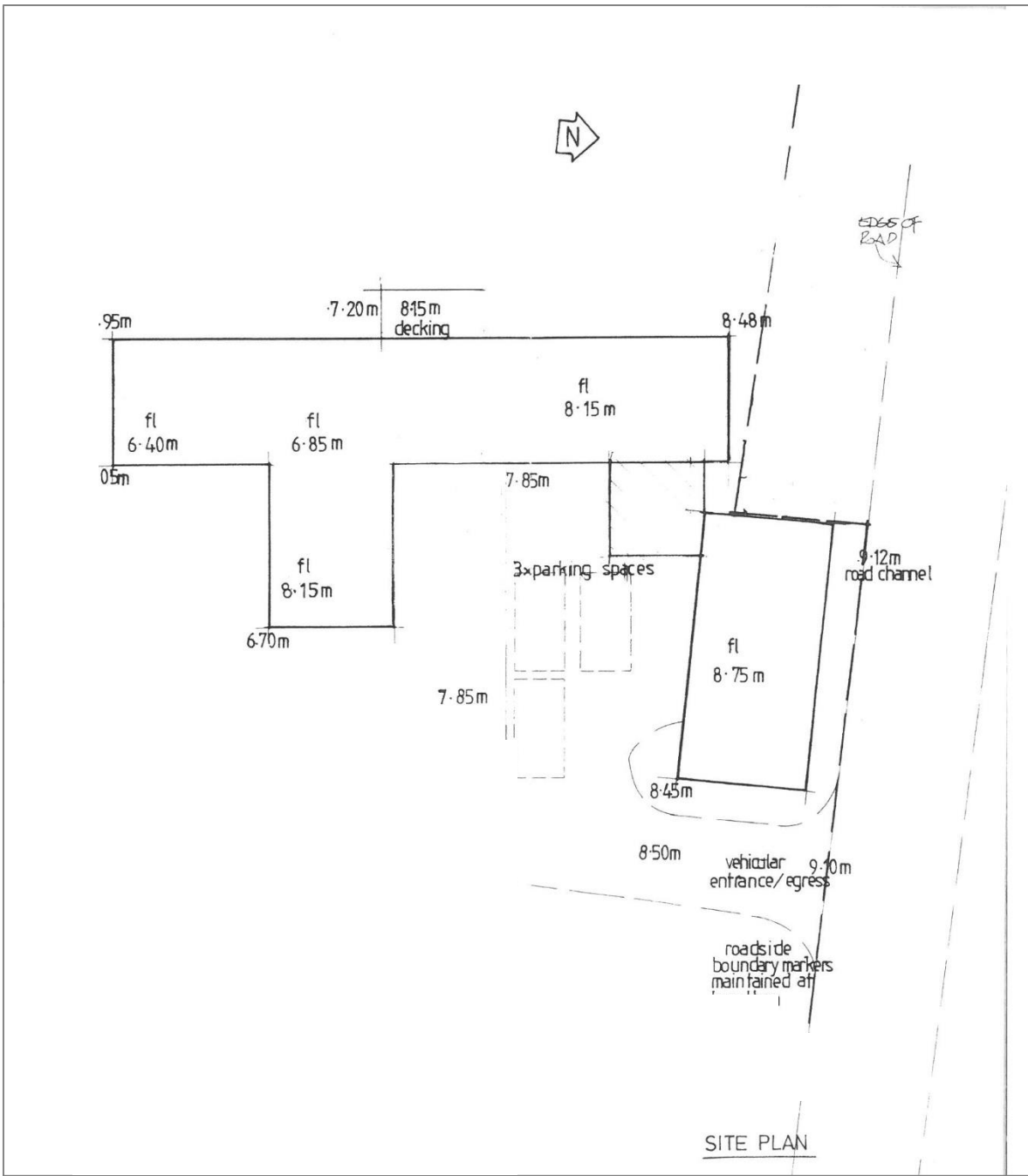
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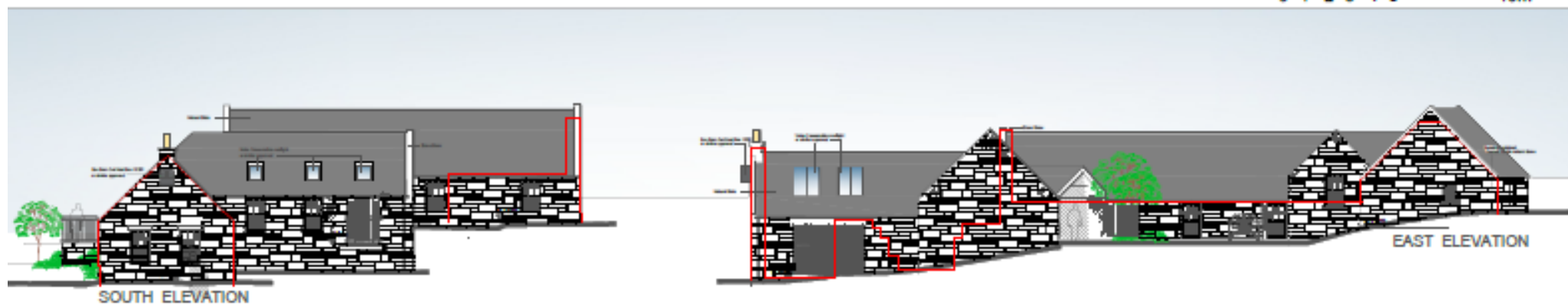
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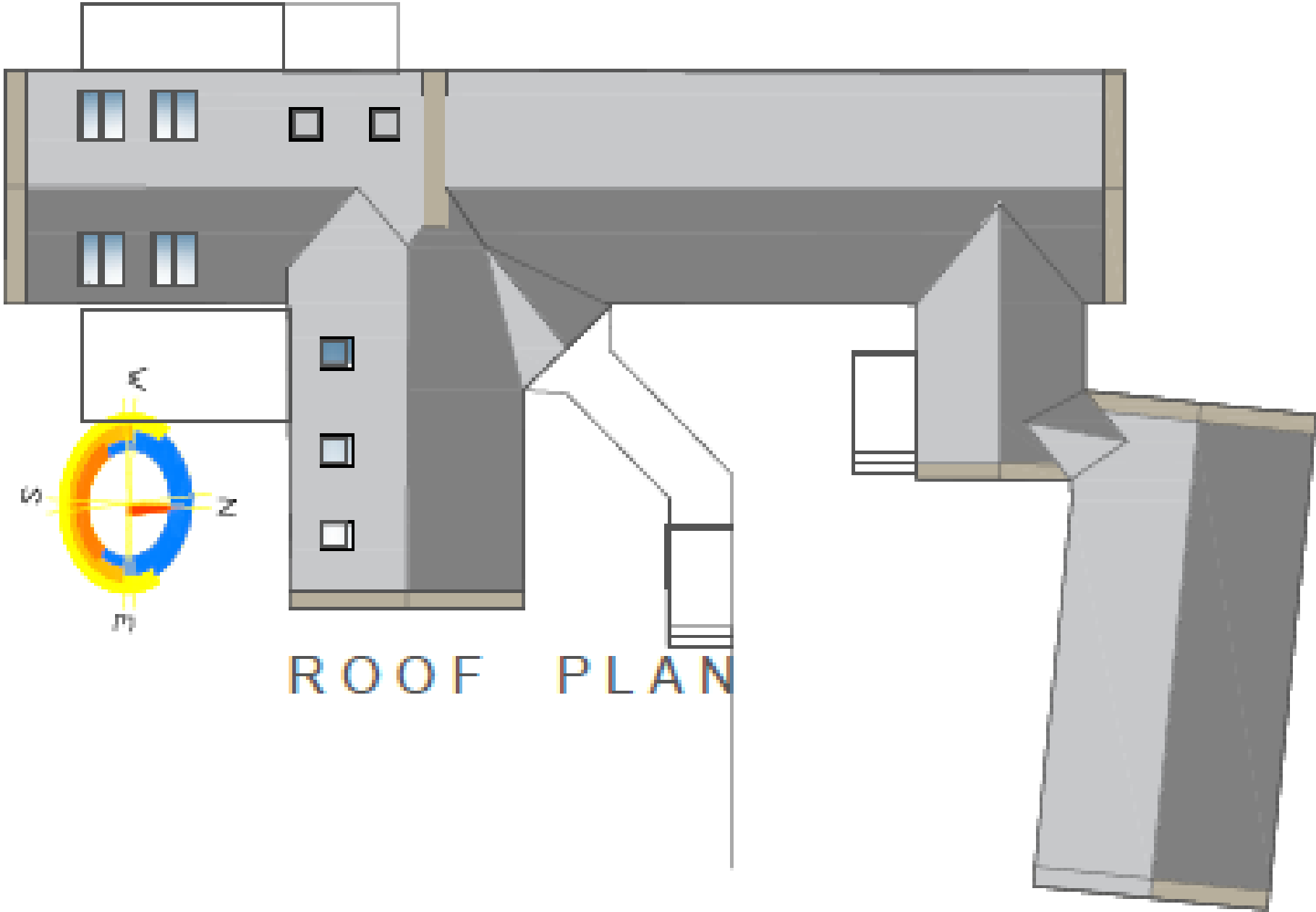
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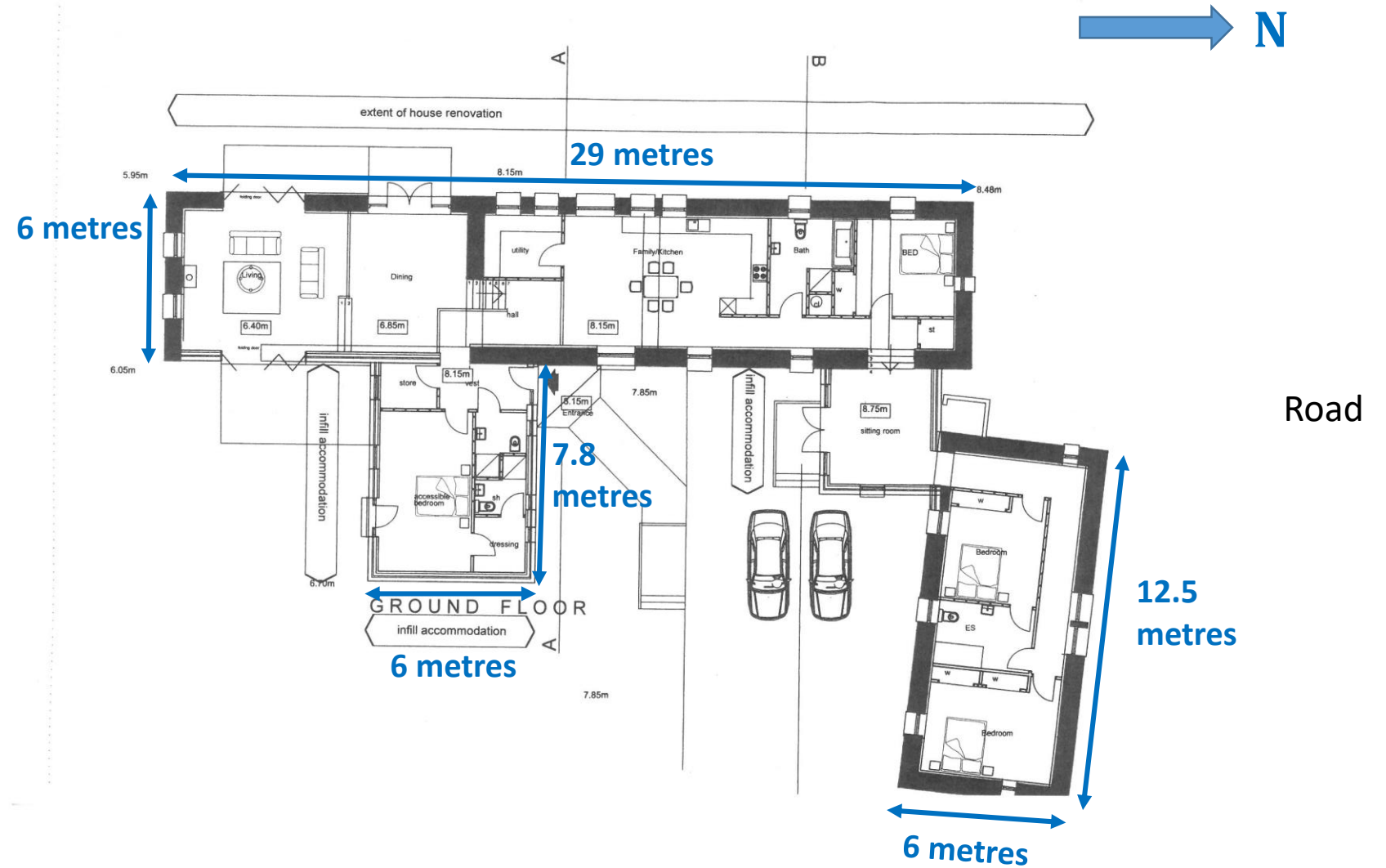






ROOF PLAN

If this plan is blown up from A4 to A3 it's scalable at 1:100 to give accurate measurements. Measurements on this plan are external areas.



Re-use vacant and derelict land and empty buildings

There is a clear case for acting now to prioritise the use of vacant and derelict land and properties. This has the potential to deliver significant benefits including sustainable, inclusive growth and reduced emissions as an integral part of our future sustainable and circular economy.

Scotland has too much vacant and derelict land – this is rightly regarded as unacceptable and an issue of national concern that needs to be urgently addressed. The consequences come at too high a price, directly impacting on health and blighting economic, social and environmental recovery. Vacant and derelict land introduces a level of redundancy that our society can ill afford. Whether it is large scale long-term dereliction, or small scale short-term vacancy, we need to set out a stronger policy framework that will give confidence to communities and public and private

sectors that vacant and derelict land represents an opportunity to stimulate a positive future whilst building on the legacy of the past.

Our national planning policies can complement wider work on vacant and derelict land. The Vacant and Derelict Land Taskforce has identified longstanding vacant and derelict sites which the planning system could play a role in bringing back into use and this is a key priority highlighted by the Scottish Land Commission which proposes this as a national priority for NPF to address, and the Vacant and Derelict Land Fund seeks to provide funding solutions to the issues.

We must change the perception of vacant and derelict land from being a liability to becoming an asset. We could do much to inspire innovation and imagination in considering how we can achieve this. The strategy can set out spatial priorities and opportunities that help to guide future investment.

The relationship between town centres and suburbs and the role of the green belt will also benefit from a long term spatial perspective that reflects our net-zero and environmental ambitions. We will develop a vision for the future use of vacant and derelict land so that regional strategies and local development plans can work collectively to unlock the potential of land within our existing settlements to provide multiple benefits. Supporting this, stronger policies to limit greenfield development and recognise the potential for green belts to form a part of multifunctional green networks could help to achieve positive effects for biodiversity whilst also helping to realise the health and climate benefits of growth within existing urban areas.

- We can strengthen our approach to vacant and derelict land, given the development challenges and potential benefits for climate change and quality of life. Ideas include use of this land for renewable energy, green infrastructure/naturalisation, community growing or city farms, employment and investment and housing. There is support for stronger prioritisation of brownfield development over the release of greenfield land. Development viability and the use of delivery mechanisms to unlock brownfield land and redevelop buildings at risk are also key considerations.

This is a recent government policy document on the government trying to encourage development of brownfield sites. Because the original consent dates back to 2008, it could be argued that a newbuild house would be more economically viable with good foundations as opposed to a conversion where a kit house would be lowered into the existing shell.

HOUSE BUILDERS

Ed Dalton
Pittencrieff LLP & E. Dalton Design &
Construction Services
Kilmory
Crombie Point
Dunfermline
KY12 8LQ
tel : 01383 882382
mob : 07843 627938
e-mail : ed.dalton@pittencrieff.com
Web : www.pittencrieff.com

Paul Edney
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The Roundel
Hillfoots Farm
Dollar
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FK14 7PL
Phone: 01259 740 000
pauledney@hotmail.com
Web: www.hillfoothomes.com

AGB Developments Ltd
Allan Brown 01738 587610
allan@agb-developments.co.uk
Unit 10 Nether Friarton Ind Est
Friarton Road
Perth PH2 8PF

Gradual Peak Ltd
Cupar Road
Pitscottie
Fife
KY15 5TB
01334 828800/07967 595414

Gradual Peak have quoted £1000 + VAT to complete building warrant drawings.

Gary Gibson,
Colorado Group
Wood Road
Rosyth
KY11 2EA
01383 427440

Master Houses Ltd
23 Newlands
Birchwood Grange
By Kirknewton
EH27 8LR
01506 885588
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](tel:01896752271)
www.dan-wood.co.uk

Rob Roy Homes (Crieff) Ltd
Dalchonzie,
By Comrie
Perthshire
PH6 2LB
01764 670424
www.robroyhomes.co.uk

Scotframe Timber Engineering Limited
Units 3:1 & 3:8
Discovery House
Gemini Crescent
Dundee Technology Park
Dundee
DD2 1SW