



**RESIDENTIAL DEVELOPMENT  
AT SALINE HOTEL  
WEST ROAD, SALINE, FIFE, KY12 9UN**

Dunfermline – 6m  
Kinross – 13m  
Edinburgh – 24m

Dollar – 6m  
Stirling – 18m  
Glasgow – 37m

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## PRICING

**Three fully serviced house plots with full planning permission available at offers over £50,000 each.**

### SITUATION

The property is located in the popular rural village of Saline with a long history lying approximately six miles north west of Dunfermline. The village of Saline provides ample everyday facilities to include one shop, post office, primary school, and golf course. Well placed for Ochils, Trossachs etc and recreational pursuits. Regular transportation is available into Dunfermline itself where extensive facilities can be found such as the Kingsgate covered Shopping Centre, secondary schooling, leisure services together with bus and railway stations. The Forth Road Bridge and Kincardine Bridge are both within easy reach making this area an ideal commuter base to most parts of central Scotland either by rail or road. Private schooling is available at the nearby Dollar Academy (A daily bus runs through the village to Dollar Academy).

The hotel has now been demolished and it is suggested that 3 new build dwellings. The seller will install all services.

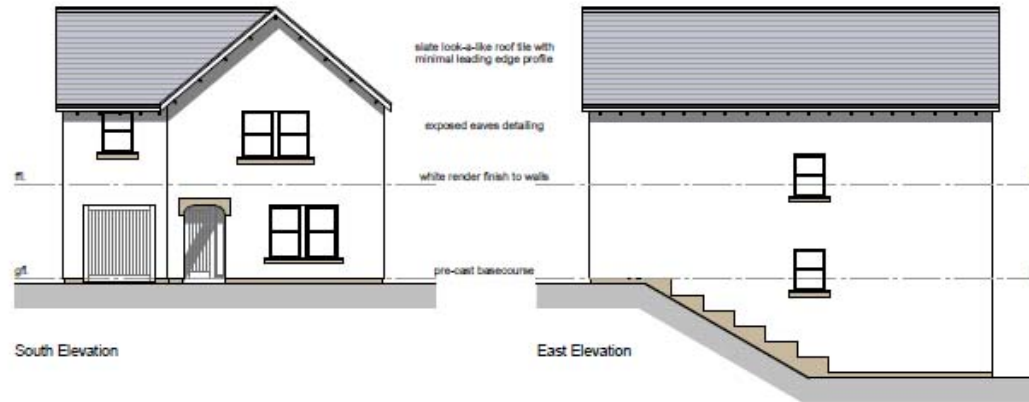
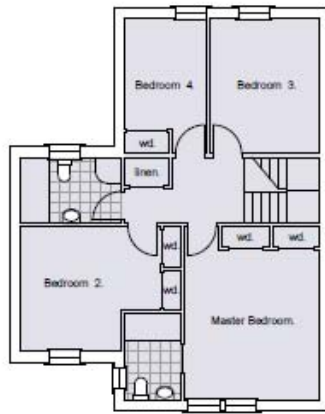


The neighbouring 'Rosebank Cottage' has recently been built to high specification as seen on the photograph above. The Hotel development could be built to a similar standard to the 'Rosebank Cottage' design.

The surrounding countryside offers a range of recreational and leisure opportunities including the 12 hole Saline Golf Course and further Golf Courses can be found at Dunfermline, Muckhart and Kinross with the world renowned Gleneagles only 16 miles to the North.

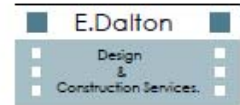
### ACCESS

Plot 1 will retain the existing access as its private driveway. Plots 2 and 3 will gain new separate driveways, illustrated on the layout plan on page 2. Within the curtilage of each plot there will be a turning area for a car.



## PLANNING HISTORY.

Fife council has now approved full planning permission for the site. APPLICATION: 12/00822/FULL, on the 18<sup>TH</sup> JULY 2012, for three new build properties to replace the existing hotel and ancillary structures. The approval notice and development conditions are available on request from McCrae and McCrae or from the Fife Council website using the above reference number.



Kilmory, Crombie Point, Crombie,  
by Dunfermline, KY12 8LG  
Tel: 01383 882382

Project  
Proposed Re-development of  
the Saline Hotel Site  
Saline, Fife for  
Mr M. Crane.  
HOUSE TYPE DRAWING - 167sq.m.

Drawn By	Date	Scale	Drawing No.
ED	27.08.12	1:100 8/A2	1201 D 05





VIEW TO SITE FROM SOUTH (NOTE BUILDINGS NOW DEMOLISHED)



SITE AS WAS BEFORE BUILDINGS DEMOLISHED



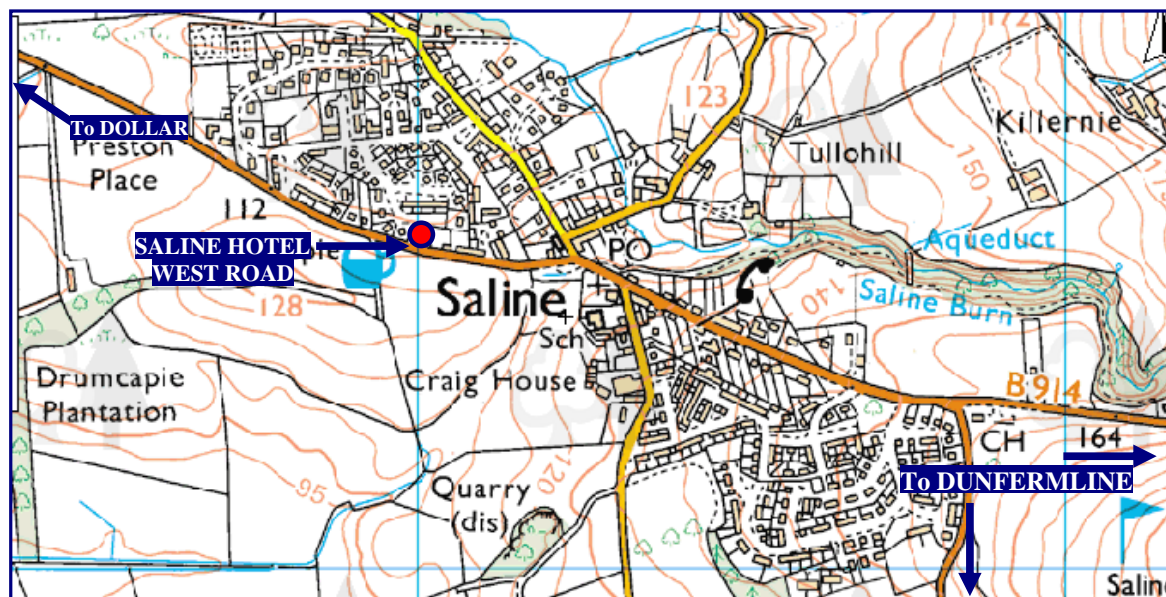
ACCESS FROM WEST ROAD



VIEWS NORTH WEST TO THE OCHILS

## DIRECTIONS

From Dunfermline, Carnegie Drive, continue west onto Glen Bridge/A907 and take the 3<sup>rd</sup> right onto William Street/A907. Stay left onto Rumblingwell/A907 and continue for approximately 2 miles passing the hamlet of Gowkhill. Take the first turning on the right sign posted for Saline/Dollar. Continue on B913 for approximately 2.5 miles. At the golf course junction turn left proceeding along Main Street into the village of Saline for approximately half a mile where the road name changes to West Road passing the primary school and church on the left hand side, you will see the property situated several hundred yards along on the right hand side as sign posted.



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## VIEWING AND REGISTERING AN INTEREST

Viewing of the property is strictly by prior appointment only with the sole selling agents McCrae & McCrae, 12 Abbey Park Place, , Dunfermline, Fife KY12 7PD, 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 MIS-DESCRIPTION

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 June 2014.**