

House Plot at 32 Main Street, Crossgates, KY4 8AJ



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A House plot with expired planning permission for a 3 bedroom house

Halbeath Park & Ride 0.5m, Dunfermline 3m, Aberdour 4m, Kirkcaldy 10m, Glenrothes 16m, Edinburgh 19m,

House Plot for sale

Proposed Accommodation

- 3 Bedrooms
- Large Living Room
- Large open plan kitchen dining room
- Cloakroom/ WC
- Entrance Vestibule
- Mains water, electricity and drainage
- Good parking
- Convenience store diagonally opposite plot
- Park & Ride and access to motorway within half a mile



Offers Over £50,000


mccrae&mccrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
Telephone: 01383 722454 Email: info@mccraemccrae.co.uk

Proposed Accommodation for 101 sq. metre house

Ground Floor

Entrance Vestibule (W) 2.2m x 1.8m

Hallway/Staircase () 3.0m x 2.37m, 1.3m x 1.1m

Partly glazed storm door with side panel. Access to cloakroom/WC, living room, kitchen and staircase to first floor

Living Room (W) 4.8m x 5.9m

Patio doors to the west which would catch the afternoon and evening sun.

Cloakroom () 2.0m x 1.0m

Kitchen/Dining Room () 7.1m x 4.0m

Patio doors to east with views to rear houses

Integral Garage (W, E) 2.76m x 5.8m

Internal doorway to kitchen

First Floor

Hallway () 3.4m x 2.2m, 1.0m x 1.0m

Bedroom 1 (W) 5.00m x 4.23m

Large windows west which would catch the afternoon and evening sun

En-Suite () 3.25m x 1.50m

Shower, WC. Wash hand basin, expel air fan

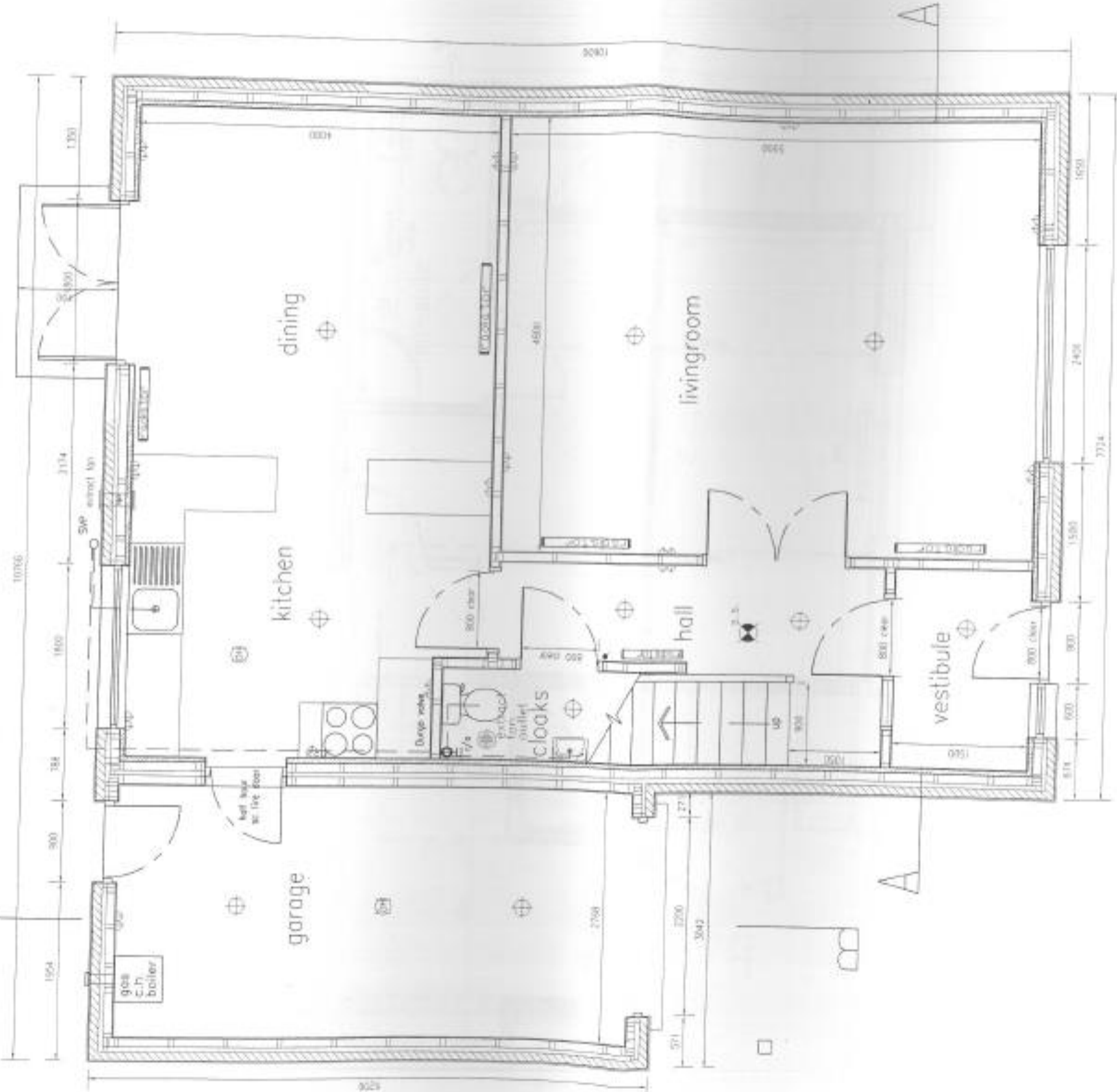
Bedroom 2 (W) 2.9m x 5.0m

Bedroom 3 (E) 4.9m x 3.0m

Large windows to the east

Family Bathroom (W) 2.05m x 1.23m





GROUND FLOOR PLAN

work to comply with the Building Standards (Scotland) Regulations and the B.C. Registered House Builders Handbook Scotland, not scale from drawings, all dimensions to be confirmed on site by contractor.
 structural work to comply with the latest I.E.E. regulations (10th Edition), and tested & tested in accordance with BS 7671:2008
 masonry work to be to the satisfaction of the local authority.
 structural timber to be preservative treated.

dts
design

architectural services

telephone 01592 890337

proposed new dwellinghouse

plot South of
32 Main Street
Crossgates

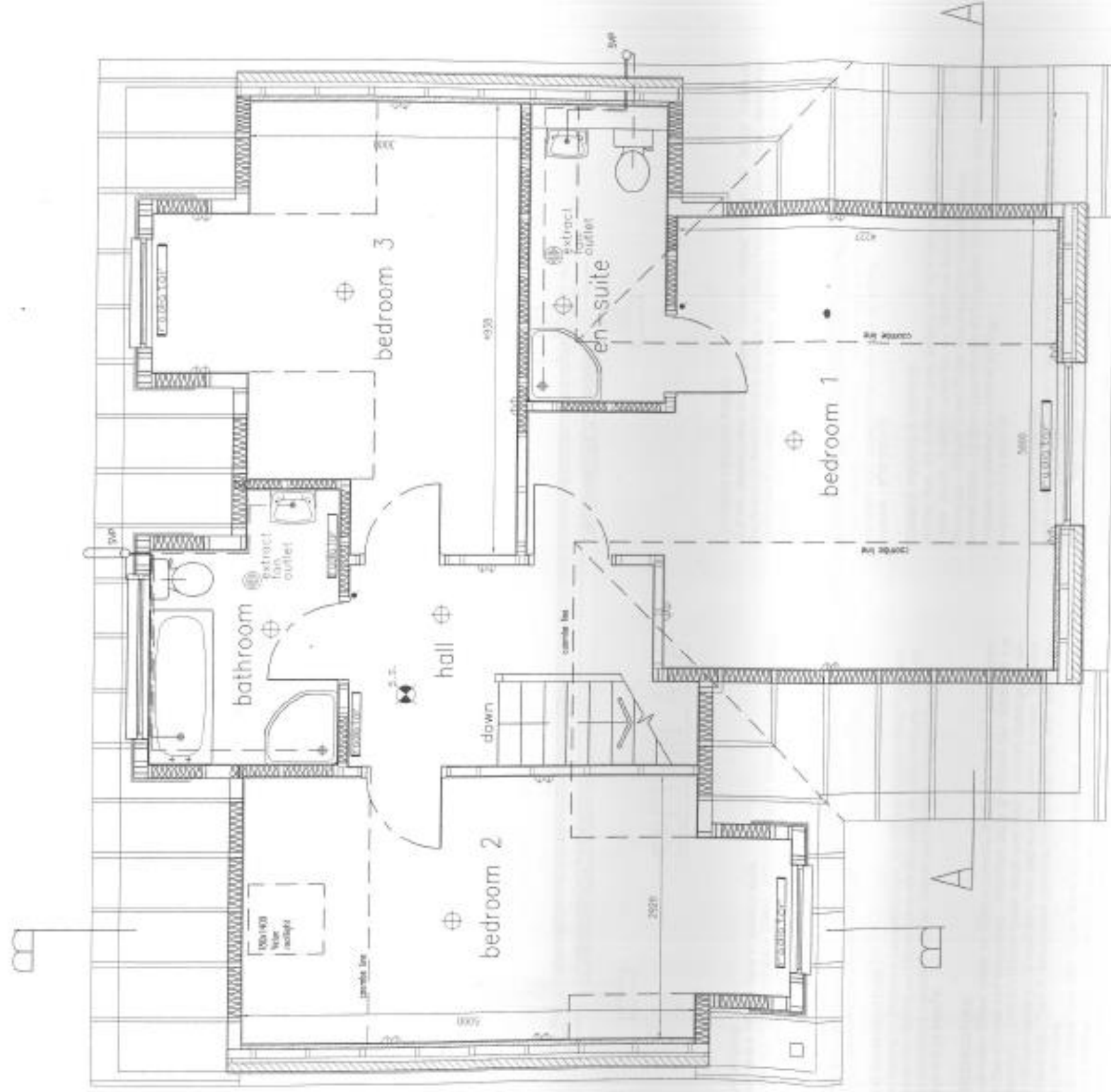
Mr. William Wright

contract no. 2259

drawing no. **AW03**

date July 2011

scale 1:50



FIRST FLOOR PLAN

dts
design

architectural services

telephone 01592 690337

proposed new dwellinghouse

plot South of
32 Main Street
Crossgates

Mr. William Wright

contract no. 2259 drawing no. **BV04**

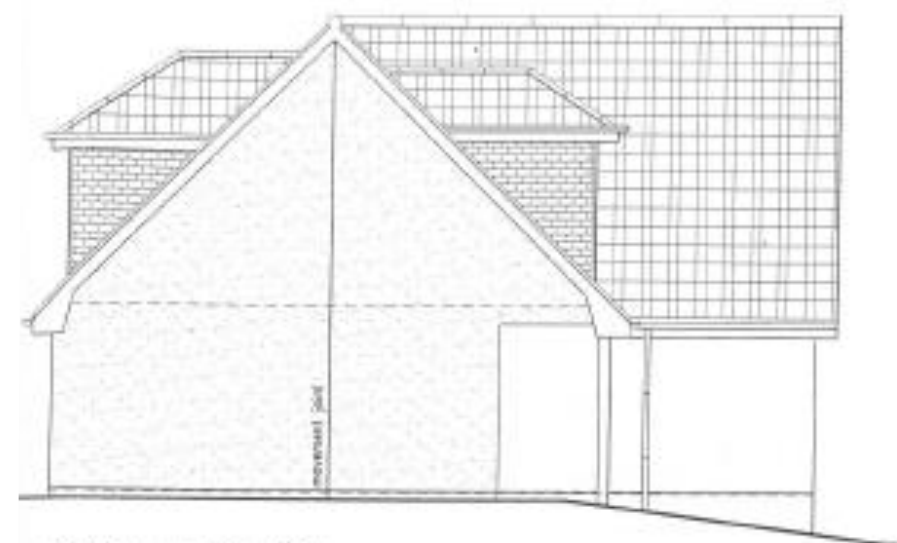
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EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

dts
design

architectural services

telephone 01552 890331

proposed new dwellinghouse

plot South of
32 Main Street
Crossgates

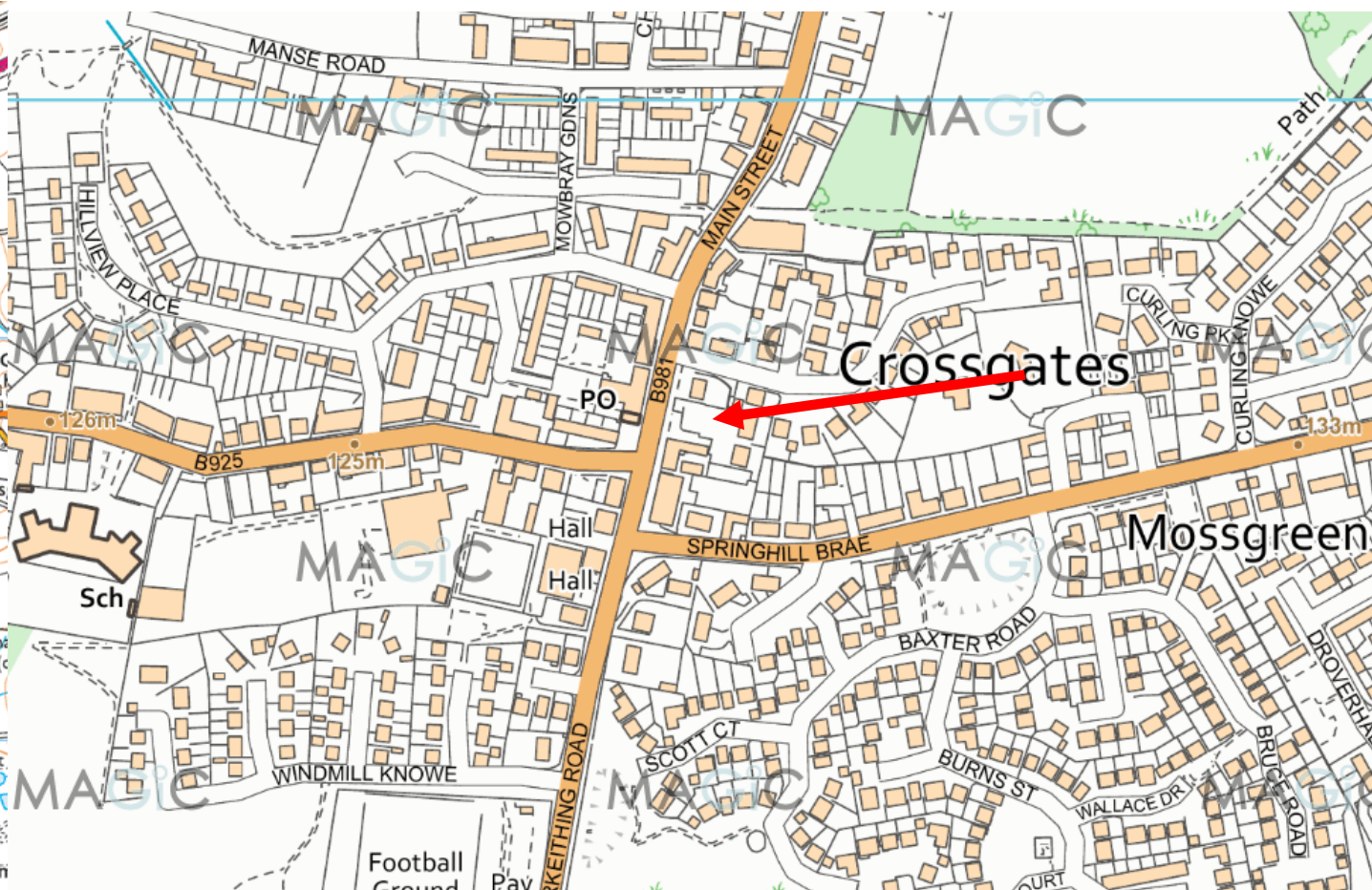
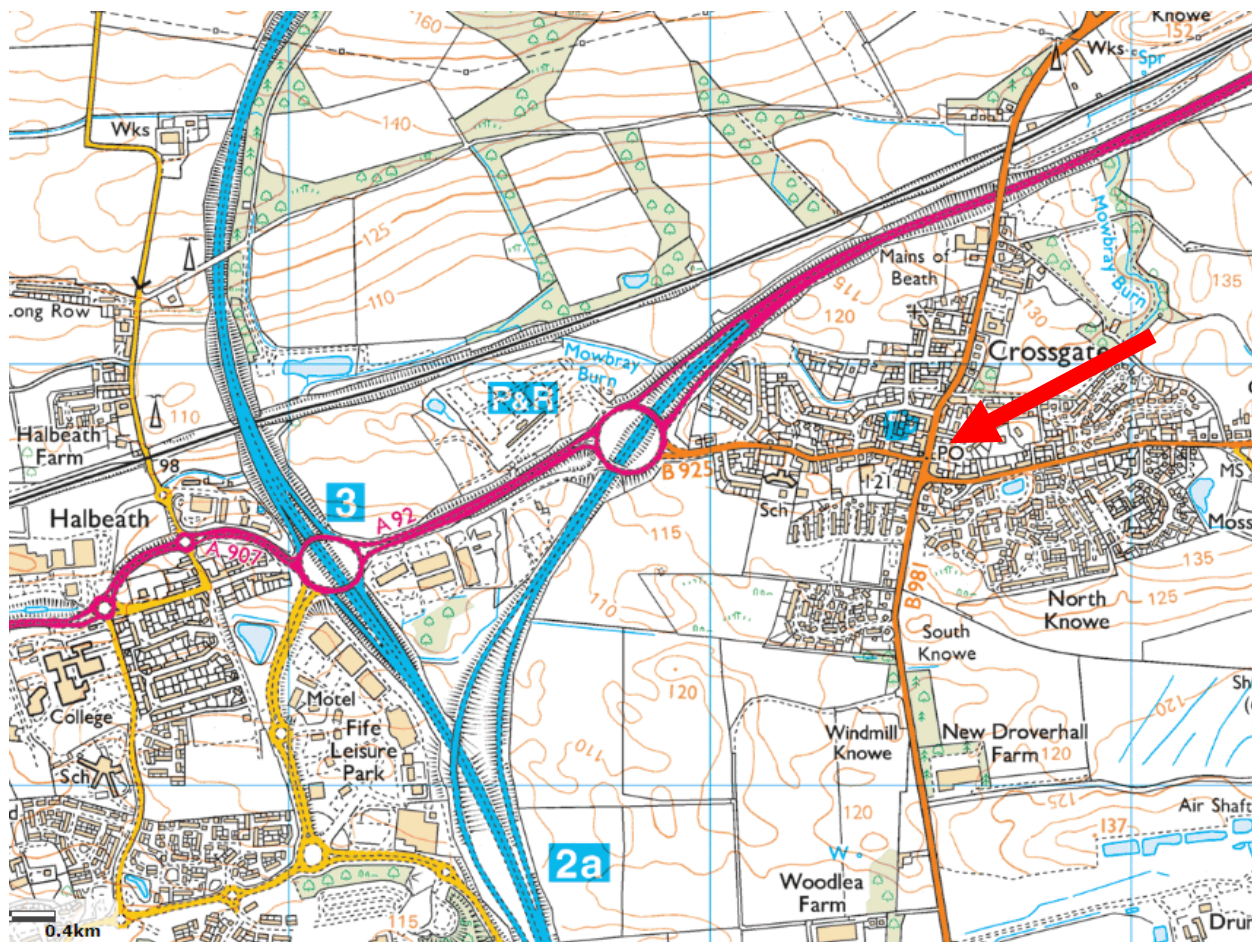
Mr. William Wright

contract no. 2259

drawing no. 8W07

date July 2011

scale 1/100



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From Dunfermline

Take the Halbeath Road past Dunfermline Athletic Football Club's Stadium (East End Park) straight on until you get to the traffic lights by Kwik Fit. Go straight on at the traffic lights until the roundabout by Asda, take the 2nd exit and you should reach the roundabout by Fife College. Take the 2nd exit at the roundabout and head up the A907 until the next roundabout where you take the 2nd exit, that should take you to the Halbeath junction. Take the 2nd exit at the Halbeath Junction and continue on the A92 until the Roundabout at Halbeath Park & Ride where you will take the 2nd exit into Crossgates. Turn left at the lights and the plot is 200 yards further on, on the right hand side (at the for sale sign)

From Kirkcaldy

Proceed out the A92 and take the Park & Ride/ Crossgates turnoff just before the M90. turn first at the roundabout into Crossgates. Turn first left at the lights and the plot is 200 yards on the right.

From Edinburgh

Take the M90 north over the bridge. Take the junction 3 turnoff at Halbeath. Take 4th left on the A92. turn 3rd right at the Park & Ride roundabout and go into Crossgates. Continue as above.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

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 misstatement 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.



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McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife. KY12 7PD
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HOUSE BUILDERS

Paul Edney
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Birchwood Grange
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EH27 8LR
01506 885588
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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/sell it.

TIMBER FRAME MANUFACTURERS

Dan-Wood Scotland
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www.dan-wood.co.uk

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Scotframe Timber Engineering Limited
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Dundee Technology Park
Dundee
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Eden Park House
Cupar
Fife
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01334 654936

Summary

Reference	15/02910/FULL
Alternative Reference	
Application Received	Wed 05 Aug 2015
Application Validated	Mon 17 Aug 2015
Address	Land To South Of 32 Main Street Crossgates Fife
Proposal	Erection of dwellinghouse with associated parking (Amendment to planning permission (11/02347/FULL)
Status	Decided
Decision	Application Permitted with Conditions
Decision Issued Date	Wed 25 Nov 2015
Appeal Status	Unknown
Appeal Decision	