

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



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

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

 RICS

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

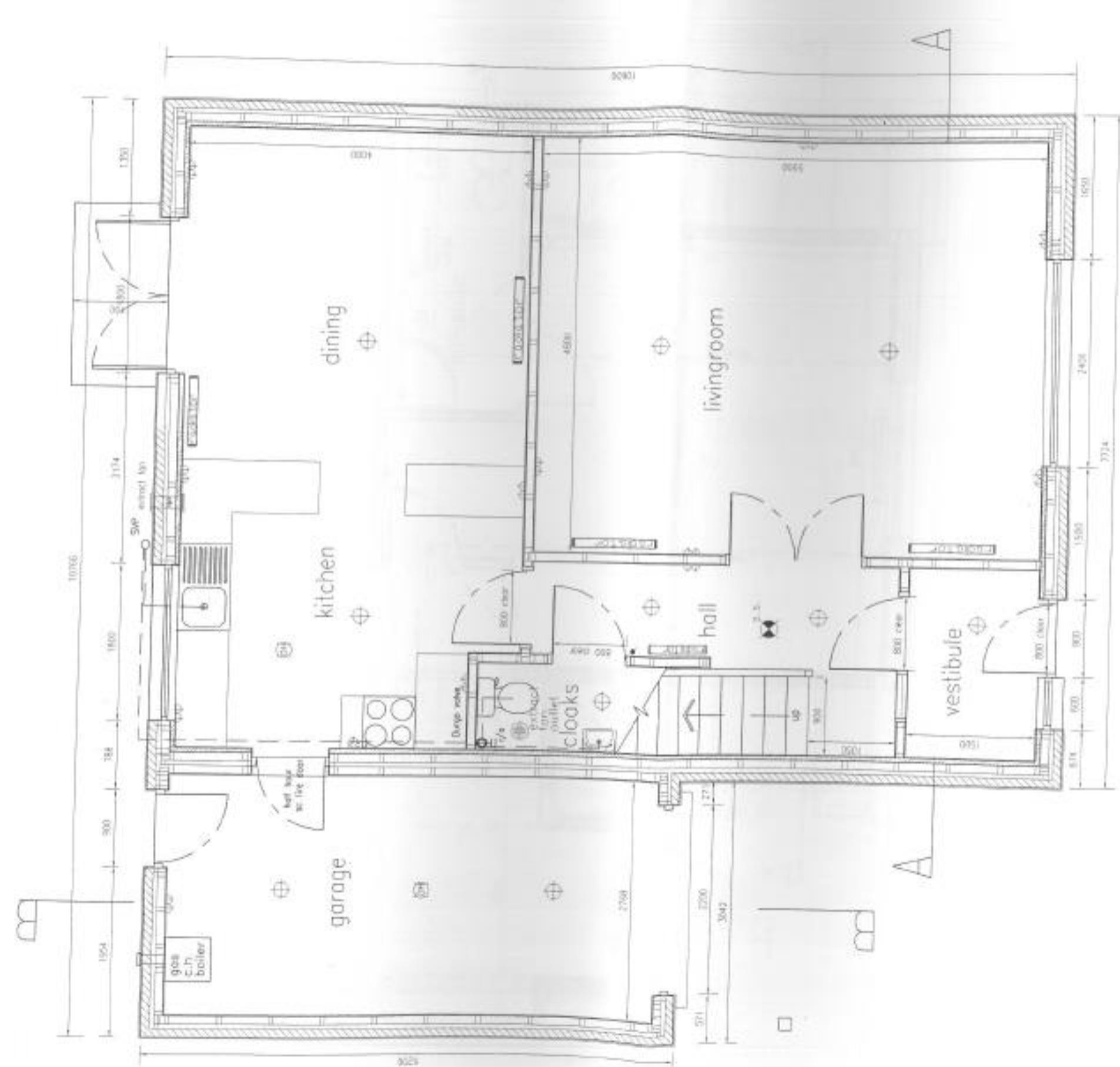
Bedroom 2 (W) 2.9m x 5.0m

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 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 in accordance with BS 7671:2008
 drainage work to be to the satisfaction of the local authority.

Structural timber to be preservative treated.

cts
design

architectural services
telephone 01592 890133

proposed new dwellinghouse

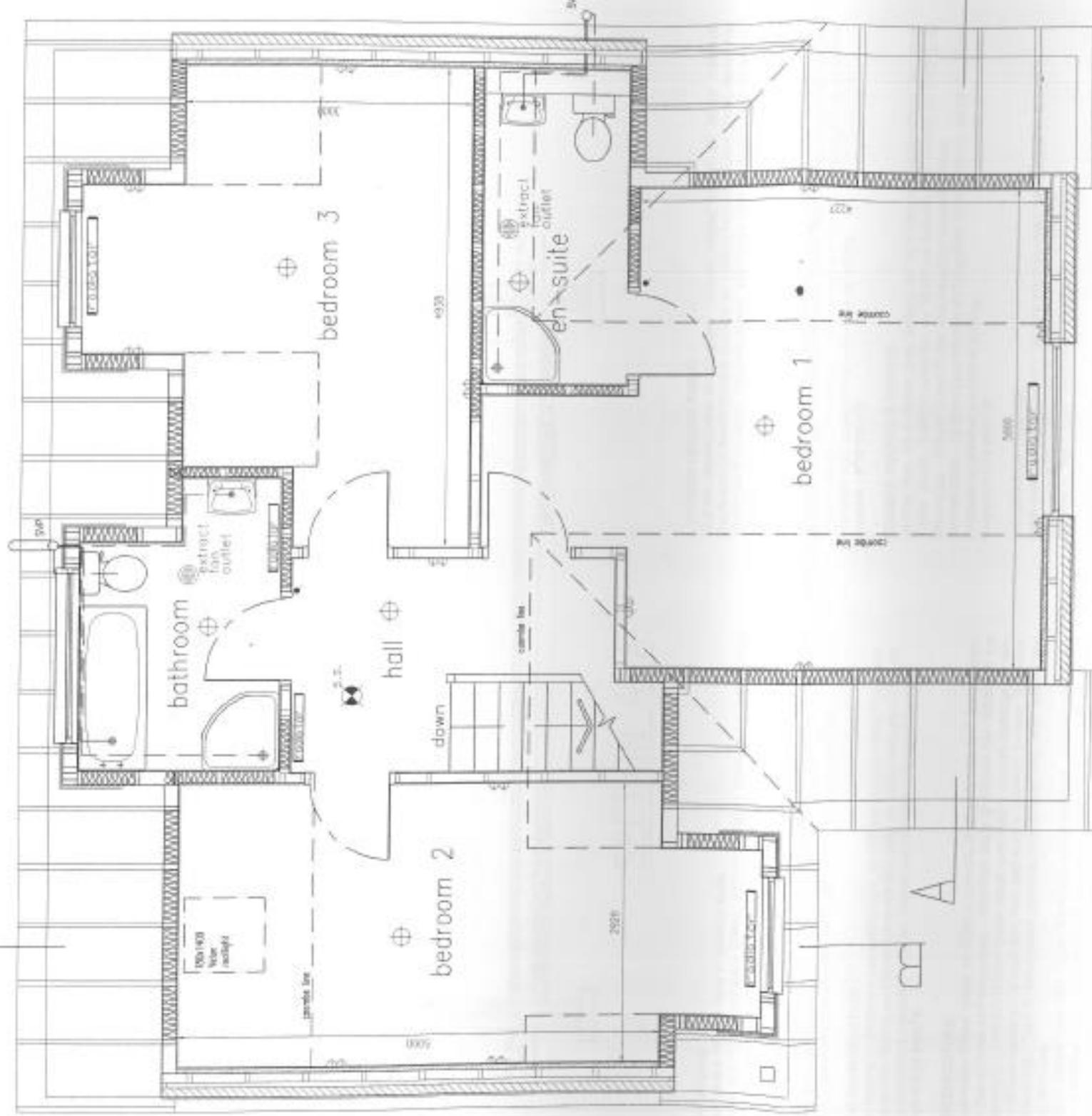
plot South of
32 Main Street
Crossgates

Mr. William Wright

Contract no. 2259

drawing no. BW 03

Date: July 2011 Scale 1:50



FIRST FLOOR PLAN

dts
design

200

Structural Services

Telephone 01592 890331

2000-01 2001-02

proposed new buildinghouse
plot South of
32 Main Street

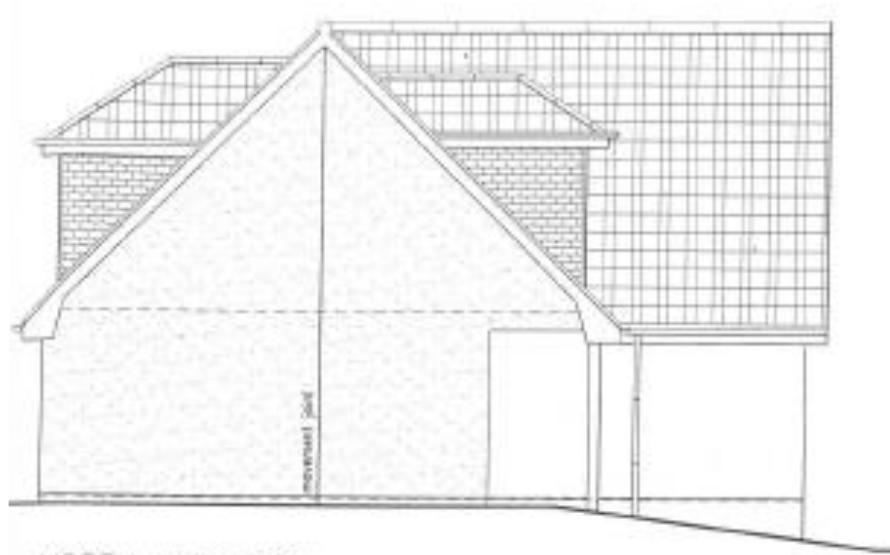
Mr. William Wright

contract no. 2259 drawing no. BIV04

July 2011 150



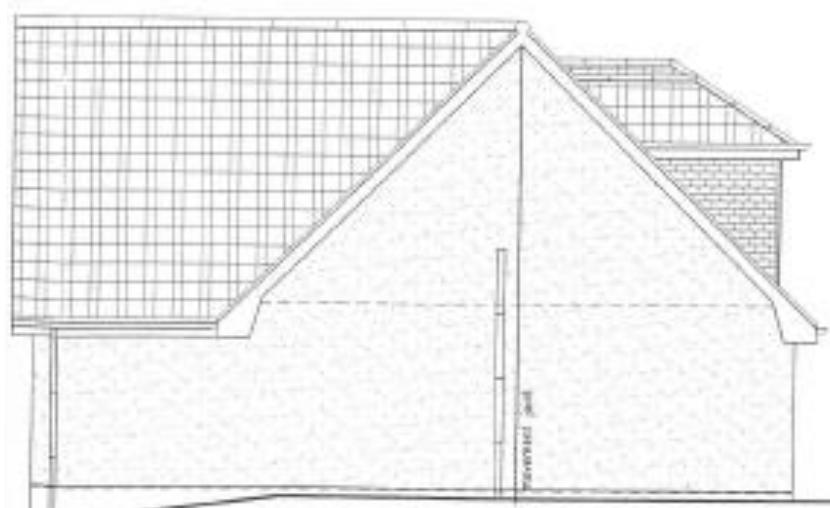
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

dts
design

architectural services

telephone 01592 890331

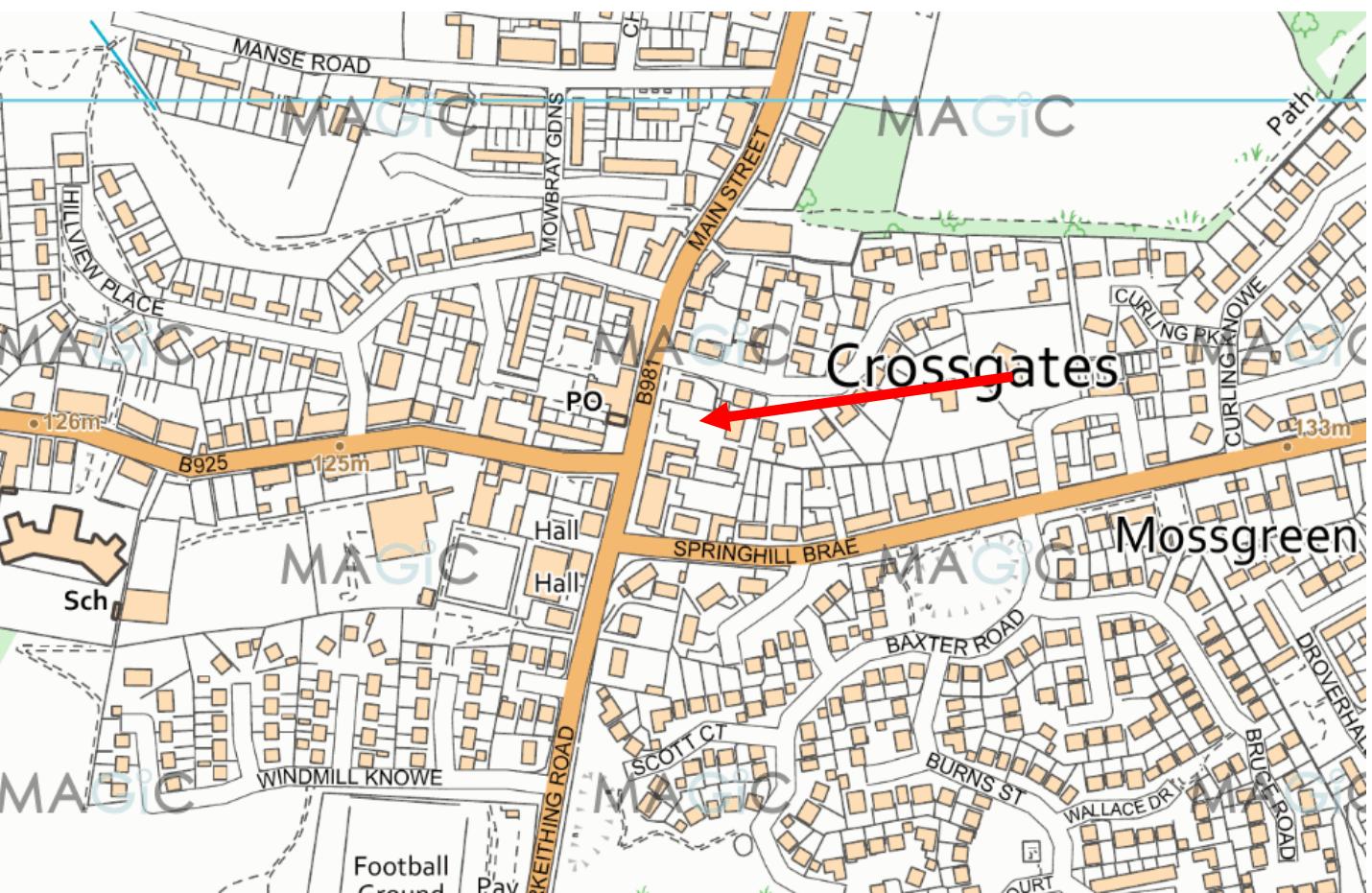
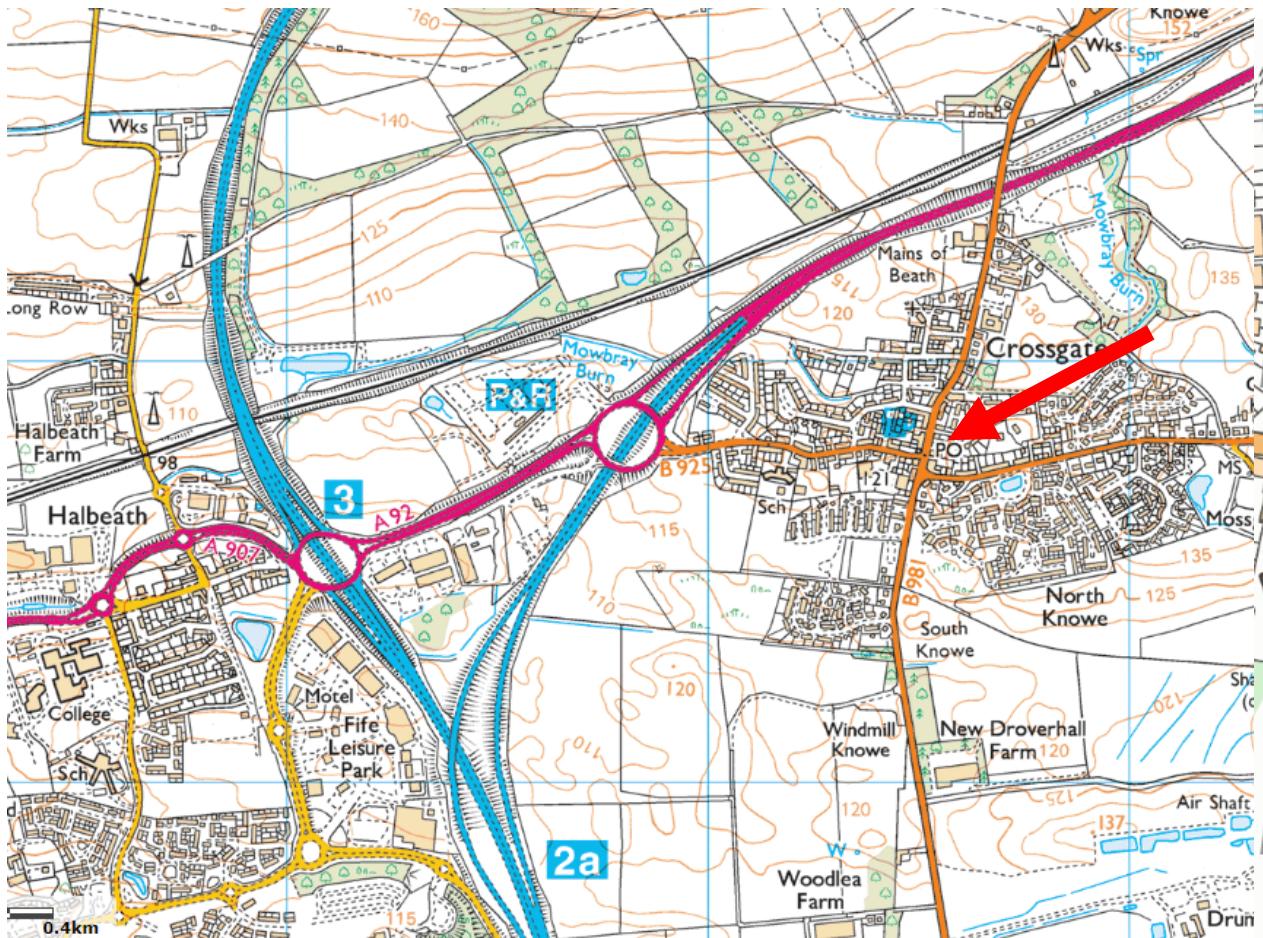
proposed new dwellinghouse

plot South of
32 Main Street
Crossgates

Mr. William Wright

contract no. 2259 drawing no. 8N07

date July 2011 scale 1:100



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100022861.

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 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.



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HOUSE BUILDERS

Paul Edney
Hillfoot Homes Ltd
The Roundel
Hillfoots Farm
Dollar
Clackmannanshire
FK14 7PL
Phone: 01259 740 000
paulledney@hotmail.com
Web: www.hillfoothomes.com

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

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

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/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

ARCHITECTS

Sinclair Watt Architects Ltd
Iain Mitchell
Quayside House
Dock Road
Methil Dock Business Park
Methill
Fife
KY8 3SR
01333 427705

Montgomery Forgan Associates
Eden Park House
Cupar
Fife
KY15 4HS
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	