

Plot 9 Westfield Gardens

KINCARDINE, FK10 4PQ



*SIZEABLE, SERVICED HOUSING PLOT READY FOR
DEVELOPMENT OF BESPOKE FAMILY HOME*



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McEwan Fraser Legal are delighted to bring to the market Westfield Plot 9, a serviced housing Plot which is ready for development. This available plot in the development comes with a south-facing rear garden.

Plot 9 is an area of mixed self-builds but has the rural countryside on your doorstep, the centre of the village is half a mile away and it feels like no ordinary location.

Each property sits in sizeable plots. Internally these houses include design features not commonly associated with traditional country homes like galleries, hallways with sweeping staircases, vaulted ceilings, mezzanine levels overlooking reception rooms and covered patio areas with external fireplaces.

This plot is truly unique not only in the house designs and location but the opportunity is also available for you to create a very bespoke home to your personal design and specification. Westfield really is close to everywhere while offering a feeling of rural living in the beautiful unspoiled countryside.

Planning Permission:

Planning Permission details can be viewed on Fife Councils Planning website, using the reference numbers:

12/01930/FULL: Formation of 9 serviced housing plots, vehicular access, car parking and turning area

20/00131/FULL: Section 42 application to remove condition 10 relating to access for construction traffic

Fife Council have removed condition 10 from the original Planning Permission and agreed that the access road can be used for construction traffic if all other Planning conditions are met. Please contact our office for further details.

The Purchaser will require full Planning Permission to obtain approval for their proposed house design.

Plot area: 200sqm or thereby.







LAND REGISTER
OF SCOTLAND

Officer's ID / Date

4780
21/11/2017

TITLE NUMBER

FFE111965



ORDNANCE SURVEY
NATIONAL GRID REFERENCE

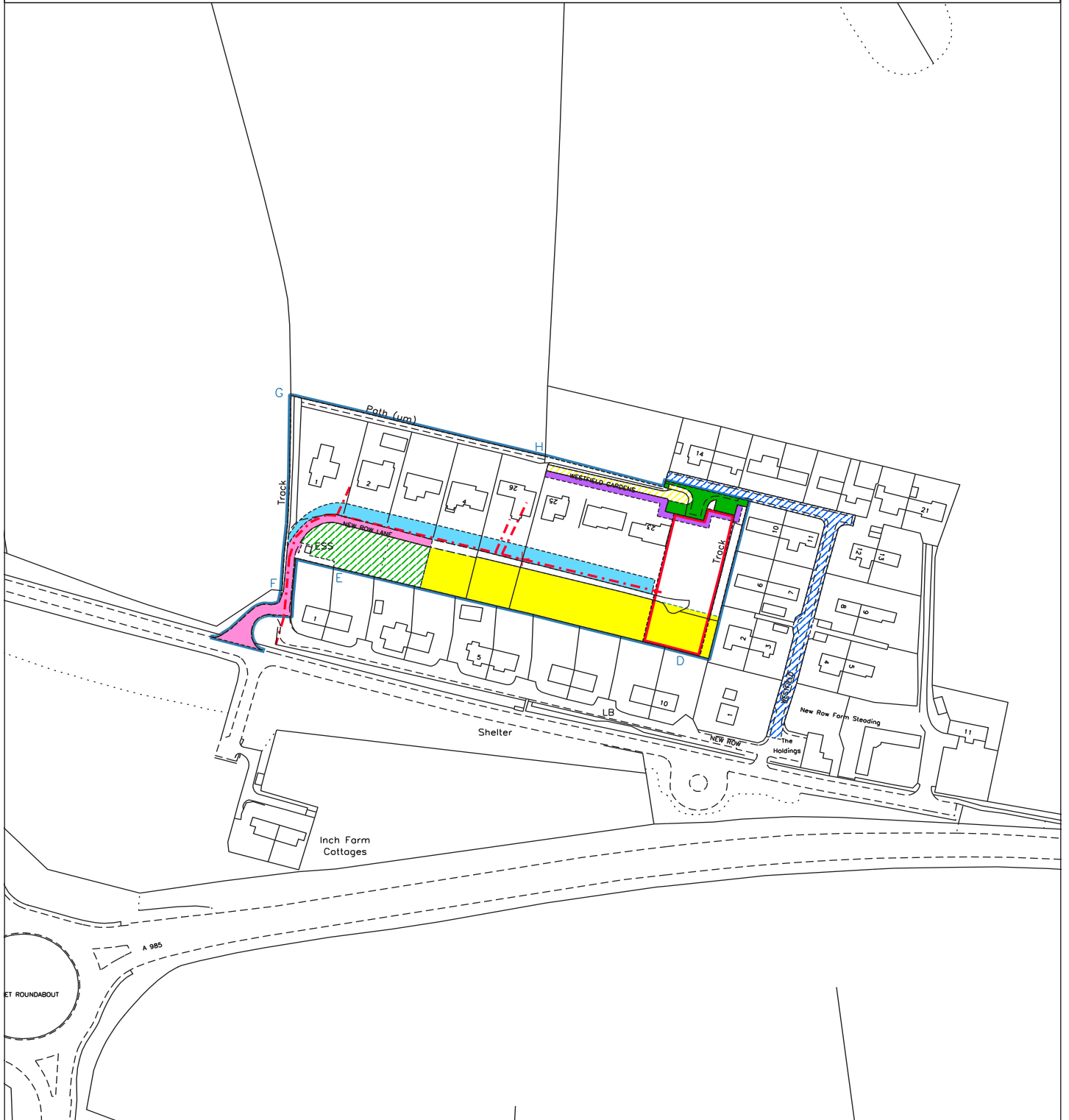
140m

NS9486 NS9487

Survey Scale

1/2500

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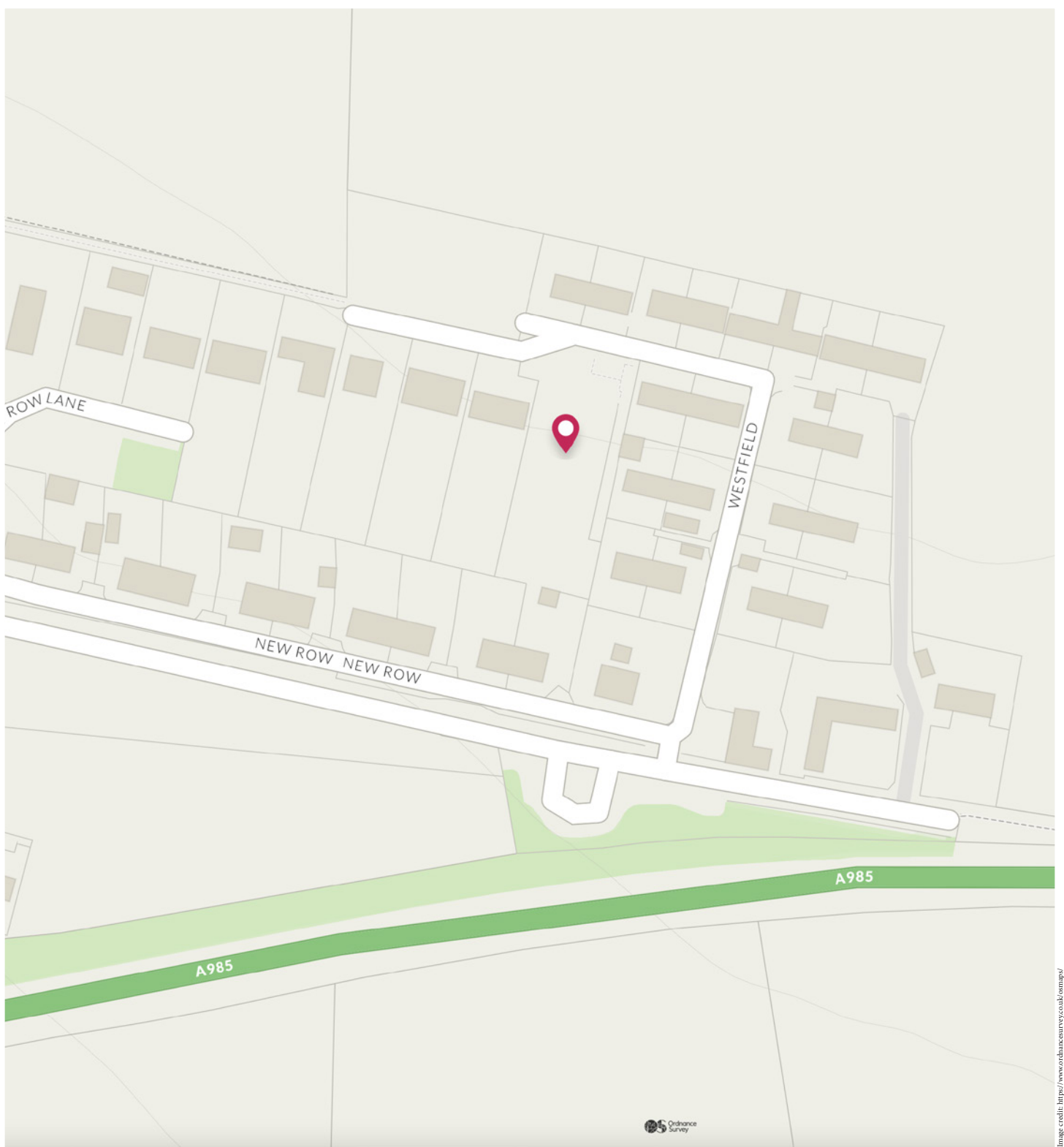




Westfield is a small village near Kincardine, a popular town well served by its own traditional shops and high street catering for most daily needs. More extensive shopping can be found in either Alloa, Falkirk or Dunfermline offering a wide choice of shopping, sporting, leisure and recreational facilities.

Schooling for all levels is also to hand, whilst for the commuters, there is good access by road to many areas of commerce within the central belt. Westfield is a great location for commuters seeking access via the surrounding arterial road and motorway networks to many central Scottish centres of business including Stirling, Fife, Edinburgh, Grangemouth, Falkirk and Glasgow.

The new Clackmannanshire Bridge just north of Westfield has eased traffic congestion significantly since it was opened and provides easy and quick access to the motorway network.



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Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
JAY STEIN
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Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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