

DM HALL

For Sale

AN ATTRACTIVE
RURAL
REDEVELOPMENT
OPPORTUNITY



Land and Buildings
by Blinkbonny
Steadings,
Newburgh, Cupar,
KY14 6JE

- Former agricultural barn with planning and commenced works for two residential properties
- Mature woodland strip extending to approximately 0.13 Ha (0.33 acres)
- Wonderful outlook over the surrounding countryside
- Peaceful and established rural hamlet

LOCATION

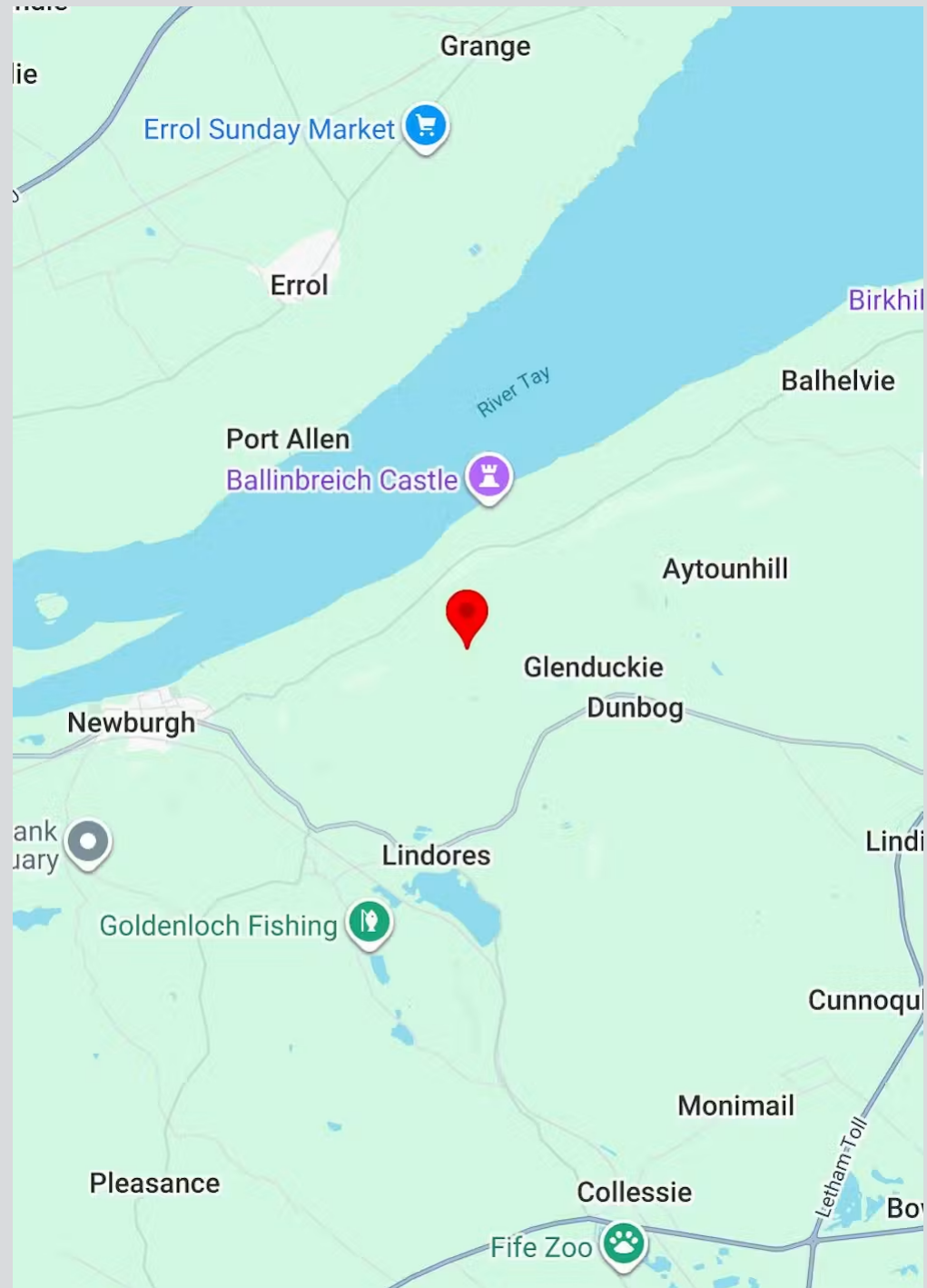
The subjects are situated to the North East of Lindores, accessed via a single rural farm road. The subjects sit at an elevated position, approximately 176m above sea level, surrounded by open countryside. Newburgh, three miles and Cupar, seven miles, offer good local amenities while city facilities are available in Perth and Dundee. Schooling is available locally at Dunbog and Cupar. Railway stations can be found at Ladybank, Cupar, Leuchars, Markinch and Perth. Local airports to the area include Edinburgh and Dundee.

SERVITUDES

There is a right of vehicular and pedestrian access over the access road. Each dwellinghouse proprietor at Blinkbonny Steadings shall be liable jointly for the maintenance, repair and where necessary renewal of the access road to a standard for domestic vehicles and each dwellinghouse shall be burdened with this. The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

VIEWING

Viewings are strictly by appointment only and must be accompanied, please contact the Selling Agents to arrange this. Viewers must exercise caution at all time, this is a development site with uneven ground surfaces.



DESCRIPTION

The principal development site sits to the north west of Blinkbonny Steadings, an established and charming rural hamlet. The barn comprises of a former brick agricultural building with a clad metal roof, partly completed to provide a one and a half storey 3 bedroom dwelling house of approximately 135m² GIA and an adjoining proposed 2 bedroom house currently at approximately 97m² GIA, at single storey currently. Agricultural fields sit to the north and west of the property providing an idyllic outlook. Full information on the consented planning can be viewed on the Fife Council planning portal: planning reference 22/03939/PN. The barn and surrounding grounds extend to approximately 0.15Ha (0.38 acres).

To the rear of the barn is a strip of native mature woodland extending to approximately 0.13 Ha (0.33 acres). To the east of the entrance there is an area reserved for shared residents parking. This area extends in all to approximately 0.034 Ha (0.086 acres). The north east of the development site is affected by current and future surface water flooding according to the SEPA flood maps. We are not aware of any environmental designations.

LOCAL AUTHORITY: Fife.gov.uk

DIRECTIONS: For satnav purposes the property postcode is KY14 6JE. The what3words location is <https://w3w.co/buying.spans.picture>

SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE

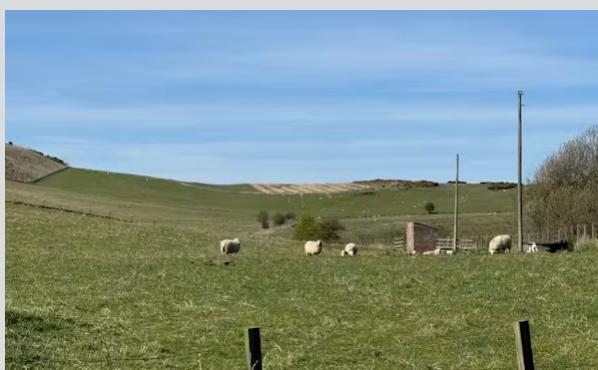
No current water connections — sources nearby subject to the necessary consents

No confirmation of drainage connections to existing shared biodisc

No current heating connections

EPC

EPC exempt - Currently being constructed or undergoing major refurbishment



PRICE

Offers in excess of £499,995

NON-DOMESTIC RATES

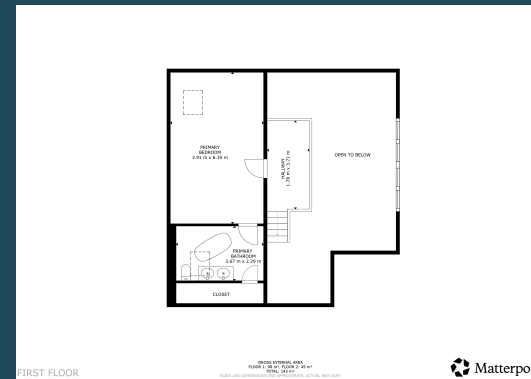
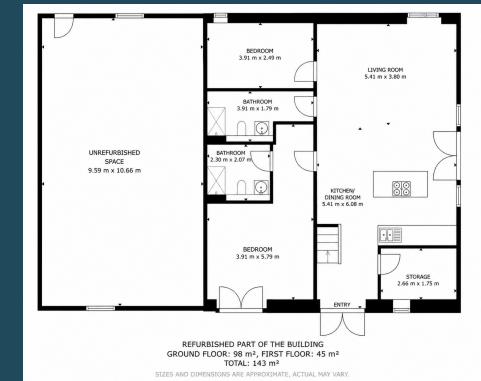
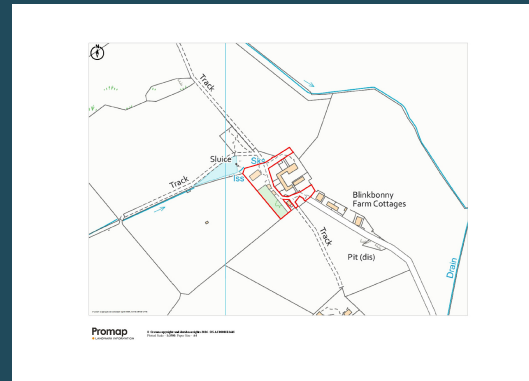
Interested parties should make their own enquiries with the local authority.

VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

ANTI-MONEY LAUNDERING

DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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PROPERTY REF: ESA3946

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