

# 35 acres of land left to the north, south and west of Cameron Reservoir, by St Andrews, Fife, KY16 8PD



# 35 acres of land left to the north, south and west of Cameron Reservoir, by St Andrews, Fife, KY16 8PD

A915 0.9m St Andrews 2.40 miles, Cupar 10.5 miles, Dundee 11 miles, Crail 11 miles, Edinburgh 52 miles

Cameron Reservoir is one of the largest bodies of open water in Fife, approximately 2.5 miles around the Reservoir, stocked with Brown and Rainbow Trout. The site is well known for its wildlife and a lovely walk circles the entire reservoir. The northern side of the reservoir has a surfaced road with southern views over the open water to the south there is a vehicular right of way down the east end. The south side has a track through woodland with lovely views over the reservoir to the north.

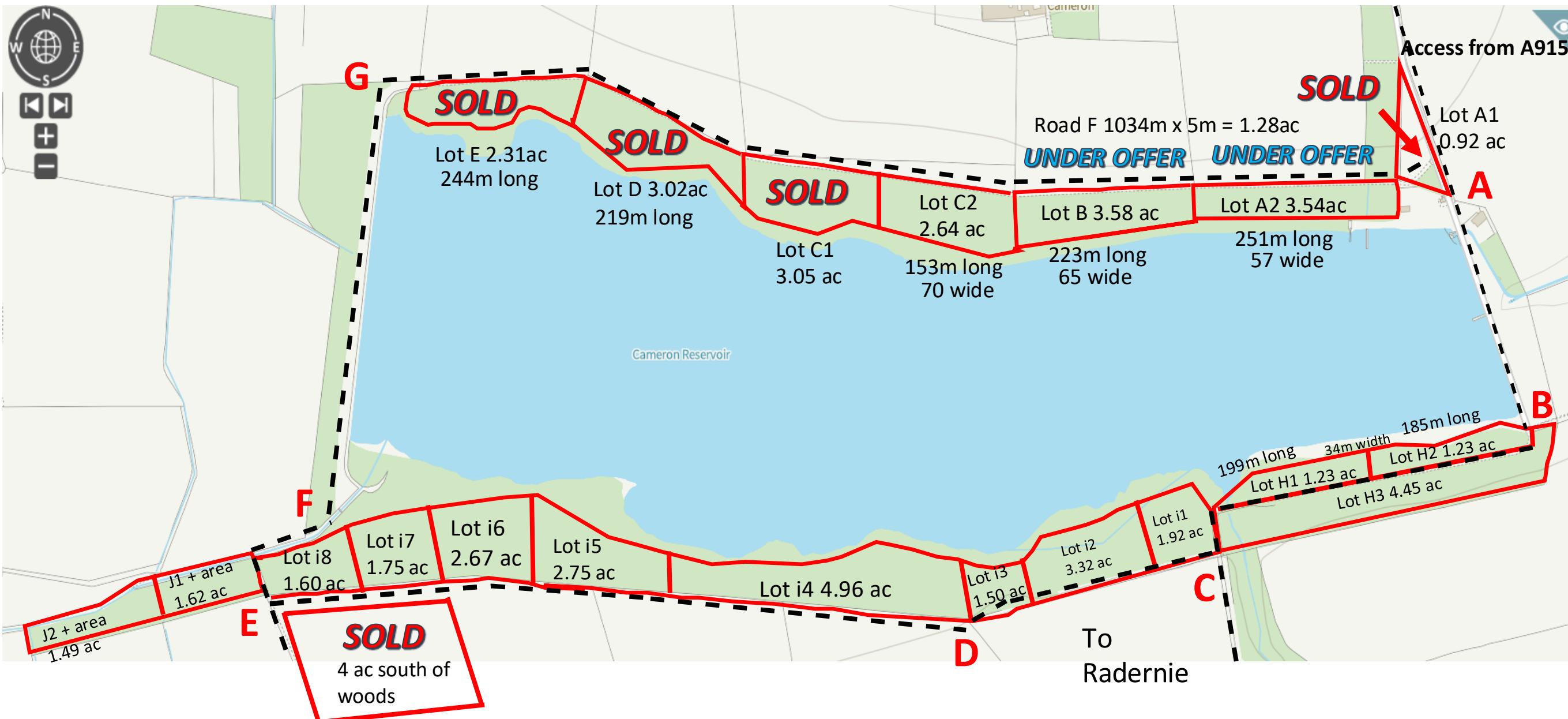
Cameron Reservoir is recognised as a key site for significant numbers of wintering waterfowl including a large population of pink-footed geese. For this reason, the site has been granted international recognition and protection as a Special Protection Area (SPA), it is therefore a sensitive site. The land is set within a SSSI (Site of Special Scientific Interest).

<b>Total Acres North of Reservoir 7.03 ac Offers Over</b>	
Lot A1 - 0.92 acres at £9000/ac	£8,300
Lot B - 3.58 acres at £9,000/ac	£32,220
Lot C1 - 3.05 acres at £9000/ac	£27,500
Lot C2 - 2.64 acres at £9000/ac	<u>£27,500</u>
	<b>£95,920</b>

## **Total Acres South of Reservoir = 26.39**

Lot H1 1.23 acres at £10000/ac	£12,300
Lot H2 1.23 acres at £10000/ac	£12,300
Lot H3 4.45 acres at £5000/ac	£22,250
Lot i1 1.50 acres at £9000/ac	£13,500
Lot i3 4.96 acres at £9000/ac	£44,600
Lot i4 2.75 acres at £9000/ac	£24,800
Lot i5 2.67 acres at £9000/ac	£24,000
Lot i6 1.75 acres at £9000/ac	£15,800
Lot i7 1.60 acres at £9000/ac	£14,400
Lot J 4.25 acres at £9000/ac	<u>£38,300</u>
	<b>£222,250</b>





The owners are prepared to sell blocks of land to the south of Lots i & J for purchasers to buy if they wish to do so to site log houses.

## DESCRIPTION

The 52.2 acres for sale lies west of the A915 road which runs between Kirkcaldy and St Andrews, Fife; about 2.4 miles south west of St Andrews itself.

The reservoir itself and land to a distance of 4.6m (15 feet) back from the High Water Mark, is owned and managed by the Water Board. The whole area has been designated a Site of Special Scientific Interest (SSSI) by Nature Scot because of its ornithological interest.

The Reservoir itself is 1.4km long (0.9 miles). It widens from about 200m at the east end to 400m at the west end. The total area of the Reservoir is 64 hectares (158.15 acres).

## ACCESS

The Reservoir is reached by means of a road running west of the A915 whose entrance is signposted Cameron Church and Farm. Before Cameron Reservoir it branches south to reach the north east corner of the Reservoir.

The track continues down the east end of the Reservoir and swings round to travel along the south bank. One third of the way along the south bank the road turns away southwards. The rest of the south bank of the Reservoir is reached by footpath. Another footpath runs along the north edge of the water.

## SSSI (Site of Special Scientific Interest) CONDITIONS

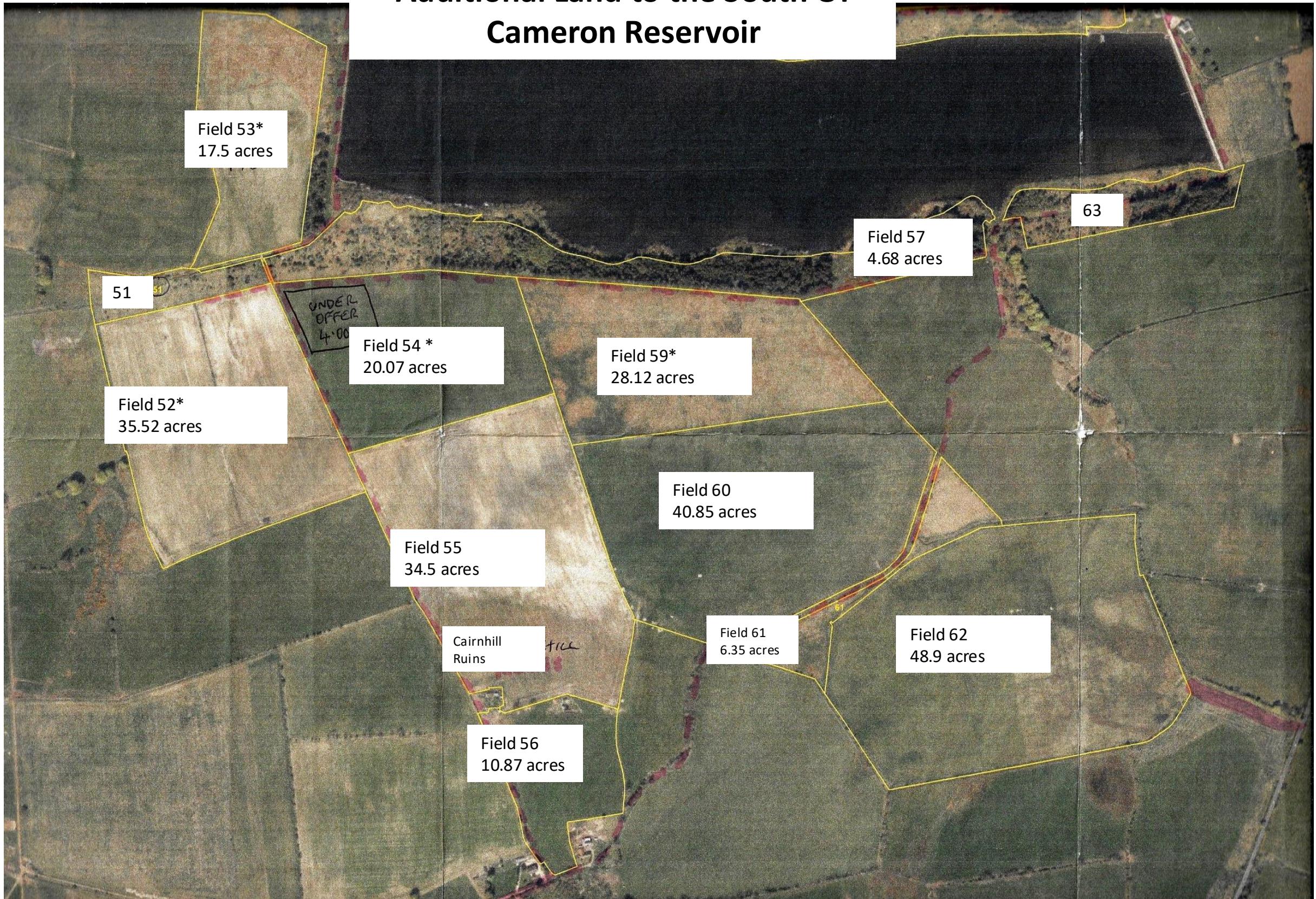
Because Cameron Reservoir and its immediate banks is an SSSI the owner is required to give written notice to Nature Scot of any intention to carry out certain operations likely to damage the features of interest. These are shown in Appendix 2a. However, Nature Scot has consented that a number of operations can be carried out without notice. These are listed in Appendix 2b.

## NATURE CONSERVATION

Cameron Reservoir has long been recognised as an important wetland site especially for overwintering wild fowl. It became an SSSI in 1955.

Although Cameron attracts large and regionally important numbers of several species of wintering wildfowl, including Tufted Duck, Goldeneye, and Wigeon, it was primarily on account of its importance as a roosting site for Pink-footed Geese that it was notified. Regular Wildfowl Counts over the last 31 years have provided a considerable amount of data to confirm the nature conservation value of the Reservoir. The average peak count of Pink-footed Geese over the 5 year period 1986/87 to 1990/91 based on monthly wildfowl count data is 6,900 birds which represents approximately 3.5% of the world population of this species placing Cameron into an internationally important category for this species. Over the whole 31 year period of regular counts the peak has averaged 5,457 birds, exceeding the nationally important level of 2,000 birds in every year and further emphasising the long standing importance of the site. In November 1991 the highest count for the site of 12,270 Pink-feet was recorded. No other site in Fife supports such numbers of any species. On this basis the site has been proposed by the Nature Conservancy Council for Scotland (now Scottish Natural Heritage) for designation as a RAMSAR site (Wetland of International Importance) and Special Protection Area for birds under EC Directive 79/409. Apart from the Reservoir the geese made extensive use of the agricultural land within Regional Council ownership and this too will require consideration in examining the future of the site.

# Additional Land to the South Of Cameron Reservoir



Exit to Radernie via bellmouth with good visibility

NOTE: Cairnhill Ruins will likely secure planning permission for 4 house plots

**SCHEDULE OF ACRES OVER AND ABOVE THE LANDS FOR SALE SOUTH AND WEST OF CAMERON RESERVOIR, ST ANDREWS  
LANDS AVAILABLE FOR CHALETS**

FIELD NUMBER	AREA (hectares)	AREA (acres)	AREA ½ FIELD (acres)
52*	14.37	35.52	17.76
53*	7.08	17.5	17.5
54*	8.12	20.07	10.035
<b>TOTALS</b>	<b>28.36</b>	<b>70.09</b>	<b>43.795</b>

The third column is likely to be the area of land the owners are prepared to sell. \*Above means these plots are the most likely to sell. The Sellers will consider subdividing the fields also as indicated in the table above with fields No's 52 and 54 being bisected.

The master plan showing the Frasers land ownership, shows 2 accesses into their land over and above the access in through the reservoir. They may consider selling more than the above 45 acres.

Usually to get round Fife Councils "Housing in the Countryside Policy" you would have to comply with one of the following proposals:

- A Section 75 equestrian house where you would seek planning permission for 18 stables, on a minimum of 18 acres. After running the livery yard where the liveries are for other people's horses you would submit your business accounts. If they were profitable enough the council would grant you consent for a permanent 4 bedroom house.
- Four or more houses where three are rented out for holiday rentals and one is a manager's house.
- Possibly one large house as per the Caldercruix Log house (details enclosed) for B&B with another smaller one for holiday let. North Lanarkshire Council granted this.

There is no clawback on future development on the 52.2 acres around the reservoir, due to the SSSI. The chances of getting something other than a tiny hut on this land are remote. A dormobile or caravan with wheels for limited use might be allowable.

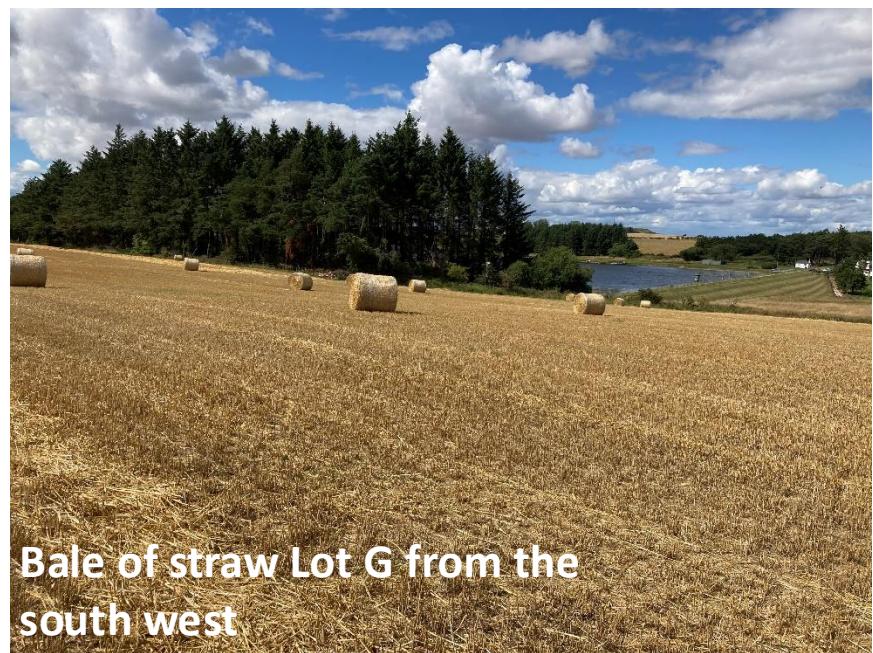
Access would be from the south via the reservoir roads. The asking price would be £14,000 per acre with no clawback on future development but it would have to be a few acres being sold together rather than say 1 acre.

The Client would be amenable to selling any of the fields listed on the annexed plan over and above the fields shown on the Schedule of Acres above.

Other than wintering wildfowl the Reservoir is of Regional Importance for breeding waterfowl – Great Crested Grebe, Tufted Duck and Coot – and the diverse habitats surrounding the site support a varied breeding bird community. In addition the Reservoir supports extensive beds of submerged aquatic vegetation whose value is being assessed by Scottish Natural Heritage (SNH), following a survey undertaken in 1991.

The site is well frequented by birdwatchers and in 1984 the Regional Council and the adjoining private landowner granted consent for the erection of a bird hide on the north bank jointly supported by the Scottish Wildlife Trust (SWT) and the Scottish Ornithologist's Club (SOC).





**Bale of straw Lot G from the south west**



**Cameron Reservoir from the south west Lot G**



**Boat house on right & Lot A Trees & Lot B Trees**



**South East corner of Reservoir**



**Track to the west Lot H track G**



**Views from big trees Lot G**



Track into Lot G



Lot G views to north west & Lot D in background



Views from Lot G to north bank



Lot I Attractive foliage



Lot I footpath



Lot H mature trees







**Lot A**



**Roadway F**

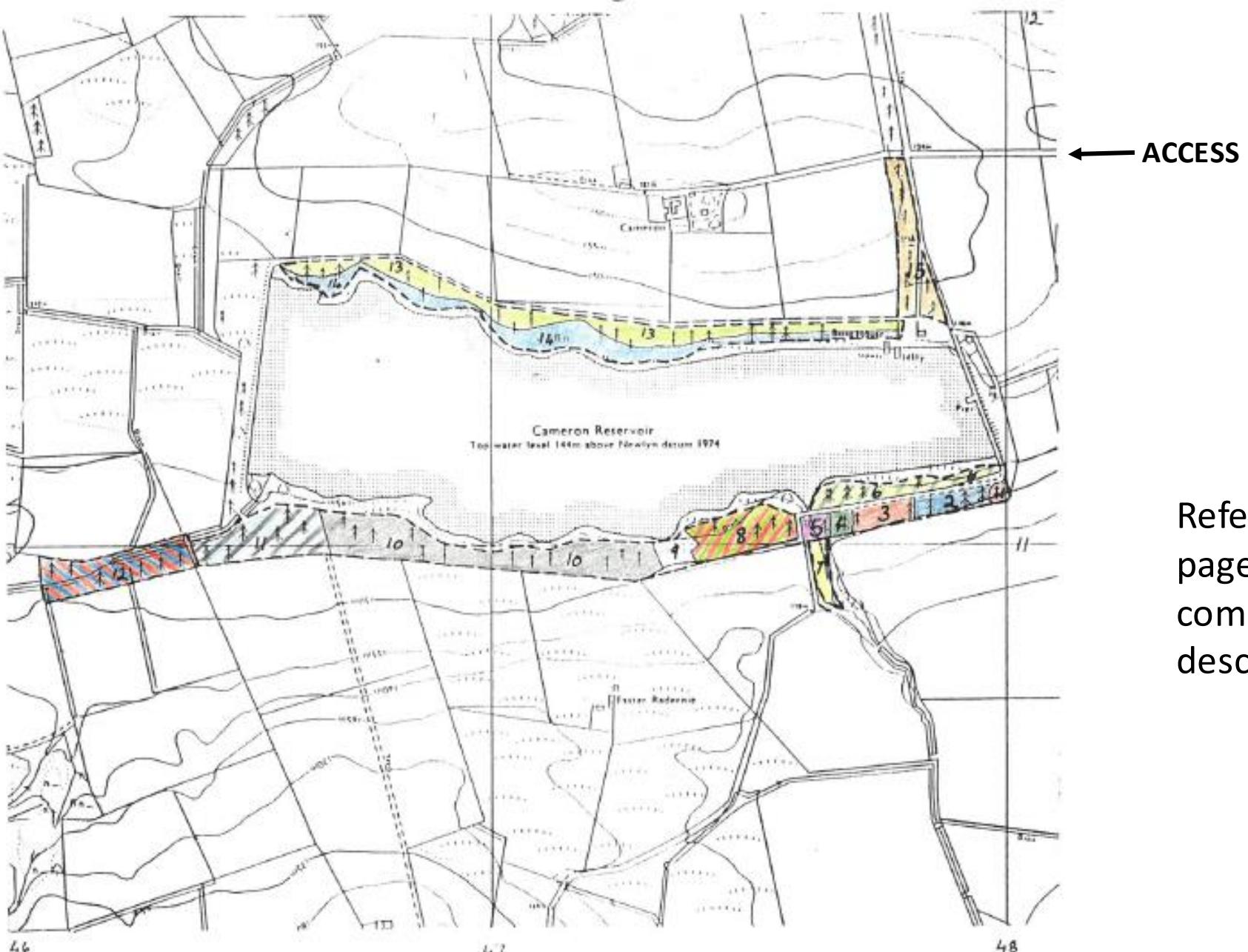


**Boat Club seen on other side of Reservoir Lot H**



**Fishing Club area south of Lot A**

# CAMERON RESERVOIR - Management Compartments.



## MANAGEMENT COMPARTMENTS

### Compartment 1 – East Clear Fell

Description	This area was clear felled within the last two years
Area	0.2 hectares
Other Features	Spruce natural regeneration

### Compartment 5 – Streamside

Description	Mature Scots pine with some ash, planted in 1930
Area	0.2 hectares
Soil	Moister than above compartments, wet beside stream

### Compartment 2 – Dense Spruce

Description	This area is mostly stocked with Sitka spruce; planted in 1951 and line-thinned
Area	0.6 hectares
Soil	Light and sandy
Forestry Notes	Stocking – about 3,000 trees Species – Sitka spruce with European larch and Scots pine beside field boundary. The trees were planted unusually close together – at one metre spacing – a large number of small trees have not grown or been removed

Forestry Notes	Stocking – about 100 trees
Other Features	Ash and sycamore seedlings starting to come up

### Compartment 6 – Front strip

Description	This is a mostly open area with some willows and birch which have seeded in naturally
Area	1.5 hectares
Soil	Peaty soil, wetter beside Reservoir

Vegetation	Scattered willows and birch with a clump of birch towards the west end. Together they cover about 15% of the compartment. Open
------------	--

### Compartment 3 – Old Mixed Conifers

Description	This area holds a mixture of coniferous species planted in 1940
Area	0.4 hectares
Soil	Fairly deep loam
Forestry Notes	Stocking – about 140 trees Species – Scots pine, European larch, Norway spruce. Spacing uneven. Larches becoming over mature and leaning in the wind
Other Features	Stand fairly open, allowing light through to the ground floor

areas dominated by tufted hair grass, Yorkshire fog, sheep's fescue and heath bedstraw

### Compartment 7 – Streamside Strip

Description	An area of mixed hardwoods bordering a stream
Area	0.3 hectares
Soil	Stony soil on stream banks, wet towards the bottom
Forestry Notes	Species – Sycamore, ash, beech. A mixture of ages present. Some poor quality. Some nice mature specimens
Vegetation	Shrub species also present – rowan, hawthorn, some gorse and elder. Richer ground flora than in conifer blocks

### Compartment 4 – Old Spruce

Description	Small block of Sitka spruce planted in 1940
Area	0.2 hectares
Soil	Loamy
Forestry Notes	Stocking – about 80 trees. Stand irregular resulting in wide variation in size

<u>Compartment 8 – West of Stream</u>		<u>Compartment 12 – West of Bridge</u>	
Description	Sitka spruce plantation, planted in 1951	Description	As Compartment 11
Area	1.3 hectares	Area	2.0 hectares
Soil	Loamy with damp to wet spots	Soil	Fairly deep clayey loam with signs of waterlogging.
Forestry Notes	Stocking – about 2,500 trees. Eastern part unthinned. Rest line thinned (1 in 4 removed)	Vegetation	As Compartment 11 but with reed canary grass, meadow sweet and Yorkshire fog in wetter parts; comfrey and common sorrel in drier parts
Other Features	Long thin willows grow on dampest parts between the spruce. Windblow occurs in wetter parts and has been worsened by thinning. Only willow herb and broad buckler fern grow on the forest floor	Other Features	Outwith SSSI
<u>Compartment 9 – Grassy Block</u>		<u>Compartment 13 – North Side – Upper</u>	
Description	Grassy area, can be between conifer blocks	Description	Cleared of trees prior to 1983, some Sitka spruce planting
Area	0.4 hectares	Area	2.6 hectares
Vegetation	Dominant species sweet vernal grass, Yorkshire fog, sheep's fescue and heath bedstraw. Gorse at top of bank	Soil	Clay loam with much humus. Stony near the road
Forestry Notes		Forestry Notes	25% stocked with spruce – patchy in places – generally not growing well. With adequate shelter this area could be one of most productive parts of Cameron Reservoir site
<u>Compartment 10 – Main Block</u>		Vegetation	Vigorous ground flora
Description	Area of spruce similar to Compartment 8		
Area	3.9 hectares	<u>Compartment 14 – North Side – Lower</u>	
Soil	Clayey loam soil, wet in places. In some places adequate rooting depth	Description	Cleared of trees prior to 1983, willow and birch have seeded in naturally
Forestry Notes	Stocking – about 6,000 trees Species – Sitka spruce with some Norway spruce. A 1 in 4 line thinning in eastern half of plantation	Area	2.8 hectares
		Soil	Clay loam, gleyed close to Reservoir, elsewhere signs of waterlogging
		Vegetation	Scattered willows nearer to Reservoir and largaret area of birch and willow halfway along. Birches planted behind hide. Many wetland species in ground flora. Raised peatbog near west end.
<u>Compartment 11 – East of Bridge</u>			
Description	Area cleared of Scots pine in 1983		
Area	2.0 hectares		
Soil	Deep loam with good humus content		
Vegetation	Trees – 1 ash, 1 beech. Vigorous ground flora dominated by clumps of willow herb, wild raspberry, nettles and tufted hairgrass		

## Compartment 15 – Scots Pine Triangle

Description	Mature Scots pine plantation, planted in 1937
Area	1.26 hectares
Soil	Imperfectly drained brown forest soil
Forestry Notes	Stocking – about 200 Scots pine Roadway along north 1338m x 8m can be retained as common

In 1914 The Town Council instructed the Cameron Reservoir consisting of two earth embankment dams at its east and west ends to accommodate 100,000 in metres, max depth 6.28 meters.

The fishing rights to Cameron Reservoir are owned by Fife Council and leased to St Andrews Angling Club. The fishing club stock the Reservoir with 4,000 trout annually.

The shooting rights are owned by Fife Council but are not recognised.

## **OTHER USES**

Other than fishing no other recreational activities are permitted on the water body. The site is frequently used by walkers and several footpaths/claimed rights of way occur at or in the vicinity of the Reservoir. An additional path extends along the south bank woodland butharbour and is popular for sailing, kayaking, surfing and windsurfing. this is rather waterlogged in parts and tends to be used primarily by birdwatchers and fishermen.

## **LOCAL FACILITIES**

Cameron Reservoir has a lovely walk around the entire site which links into the wider core path network which can take you North to St Andrews through Craigtoun Country Park.

Cameron Reservoir is only 6 miles from the beautiful historic town of St Andrews which boasts the oldest university in Scotland; the University of St Andrews is ranked third in the UK after Oxbridge. There are a number of local primary schools and one high school which has a good reputation, there is also the fee paying St Leonards.

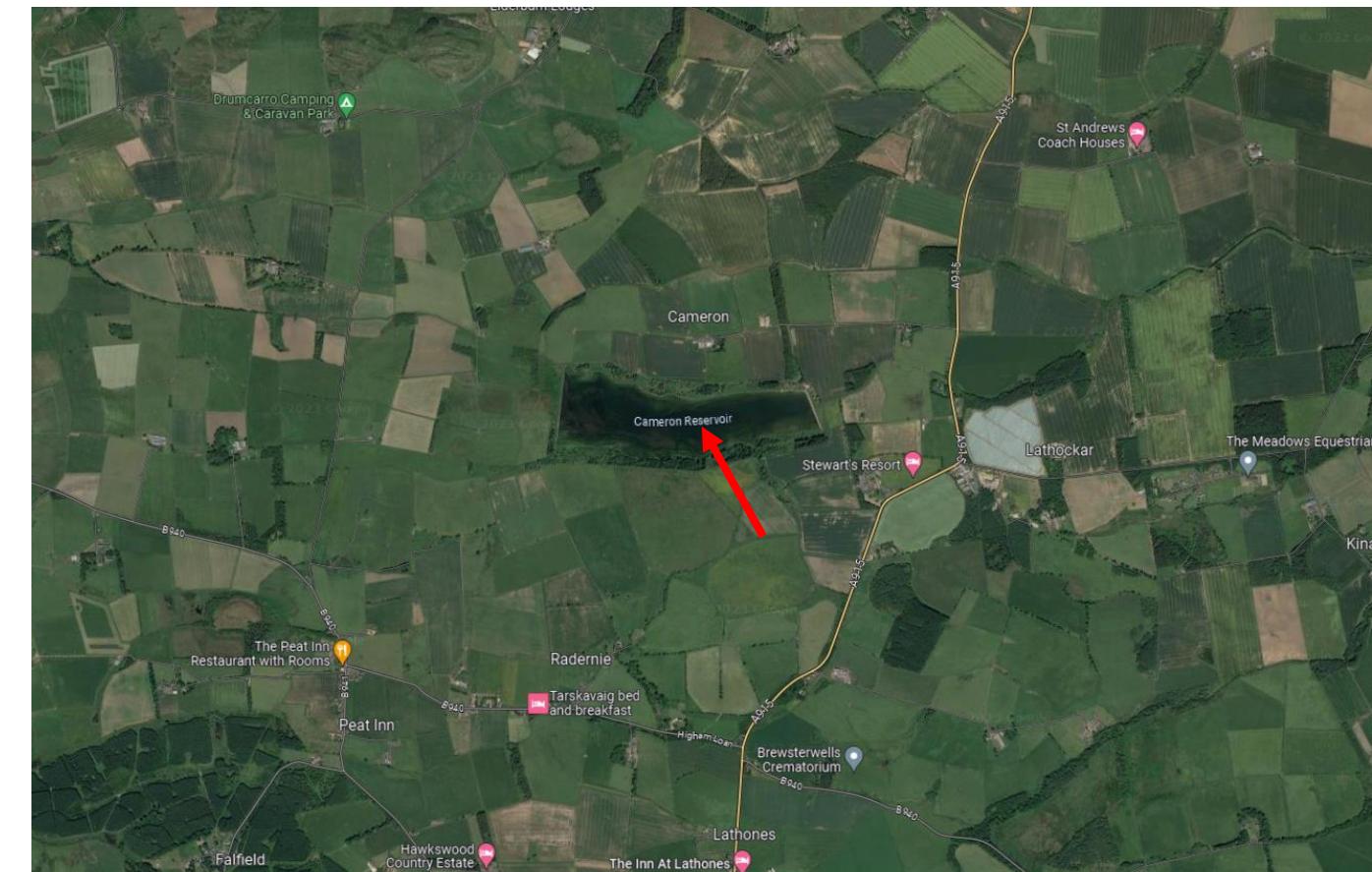
Known as the home of golf, St Andrews has several courses ranked amongst the finest in the world including the famous Old Course which is the most frequent venue for the Open Championship.

Other leisure facilities in the town include a canoe club; rugby club; tennis club; university sports centre and a links golf driving range. The East Sands Leisure Centre has a swimming pool and gym facilities.

St Andrews is also well known for its lovely sandy beaches. West Sands is a 2 mile long beach adjacent to the Links golf course, it was set for the opening scene in the movie Chariots of Fire. East Sands has a small butharbour and is popular for sailing, kayaking, surfing and windsurfing. There are seven excellent golf courses with 10 miles of reservoir which are the Castle, New, Eden, Strathyrum, Fairmont and Balgove courses.



(c) Crown Copyright and database rights 2020. Ordnance Survey  
100022861.



(c) Crown Copyright and database rights 2020. Ordnance Survey  
100022861.

## DIRECTIONS:

### From Dundee

Take the A92 into Fife and proceed along the A914 then A919 to Guardbridge. Follow the A92 left towards St Andrews then proceed along the A915 about 4 miles then turn left at the sign for Cameron Reservoir and Cameron Kirk. The Reservoir is 0.9 of a mile along this road. Proceed up the metalled road past the kirk. Turn left after a few hundred yards. This road leads to a small car park. The access into the lands for sale is on the right just before the car park and fishing hut.

### From Edinburgh/Queensferry Crossing

Follow M90 to the slip road for Kirkcaldy, continue on A92 which terminates at a roundabout. Take the third exit and follow A921 to the next roundabout, take the first exit to the A915 towards Leven, proceed through Leven, Lundin Links and Largoward taking a left turn at the sign for Cameron Reservoir, the Reservoir is 0.9 of a mile along this road (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.

## **Satellite Navigation**

For the benefit of those with satellite navigation the property's postcode is KY16 8PD

## **Entry & Possession**

Entry and vacant possession will be by mutual agreement and arrangement.

## **Basic Payment Scheme (BPS)**

The sellers do not hold any BPS entitlements and as such, there are no entitlements available to purchase.

## **Solicitors – Thornton's, St Andrews**

## **Service Rights, Burdens & Wayleaves**

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

## **Particulars and Plans**

These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

## **Misrepresentations**

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor McCrae & McCrae, the selling agents, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

## **Important Notice**

McCrae & McCrae and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. McCrae & McCrae have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if indenting to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.



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

Telephone: 01383 722454 Email: [info@mccraemccrae.co.uk](mailto:info@mccraemccrae.co.uk)