

# Land at Lower Killernie Farm, by Saline, Fife, KY12 9TT





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Saline 1m, Dunfermline 7m, Dollar 7m, Kincardine Bridge 10.5m, junction 4 M90 13m, Kinross 13m, Stirling 18m, Edinburgh 30m, Glasgow 38m

## Lot 1 Lower Killernie Farm

1.24 acres paddock

20% clawback uplift on development value over a 20 year period

Offers over £15,000

**LOT 1 CLOSING DATE 12 noon on Monday 21 June 2021**

## Lot 2 West Sunnybraes

Derelict farmhouse, steading & 20.5 acres

Offers over £150,000

## Lot 3 Greenpark

Opportunity to purchase 20 acres with potential for a section 75 house for two years and then this may qualify for a permanent house. The road access visibility splays are excellent. The wind turbine company would have to approve any plans within 600 metres of the turbine but if proposals are in the trees near the entrance this might be acceptable. There is a mains electricity transformer south of the wind turbine. Lot 3 becomes available late March 2022.

Offers over £3500 per acre, for sale as a whole

Offers over £70,000

**LOT 3 CLOSING DATE 12 noon on Monday 5 July 2021**



**Front cover pic shows West Sunnybraes. This picture shows Greenpark**

  
**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](mailto:info@mccraemccrae.co.uk)

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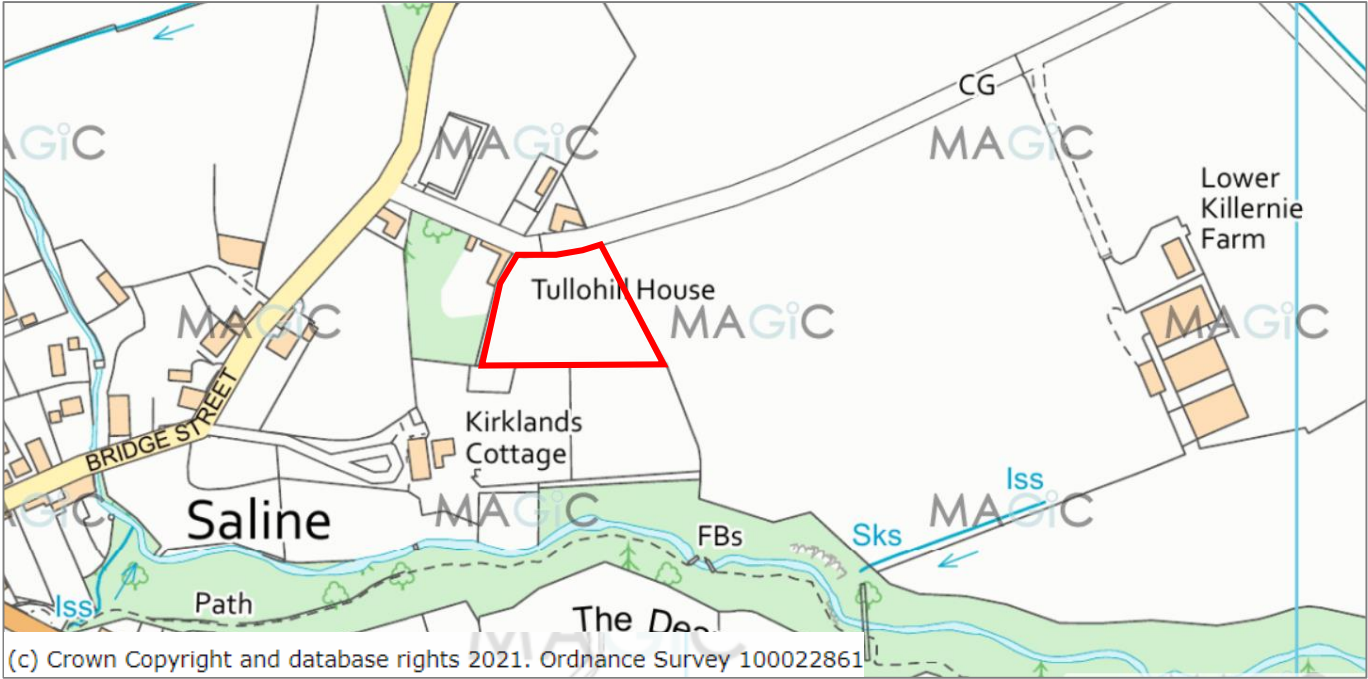
 **PrimeLocation**



**Lot 1**  
This is a paddock that lies on the right hand side of the Killernie and Lower Killernie Farm Road as you go up the tarmacadamed section of access road. The ditch down the south side of the access road will have to be piped By the sellers to secure access. The field is well fenced and there is a natural spring water supply as well as water running down the road wide ditch which could be diverted into a trough. Maintenance of the access road into the future must be as per user.

There may be a 20% clawback on any development value uplift if any development happens on the land over the next 20 years.

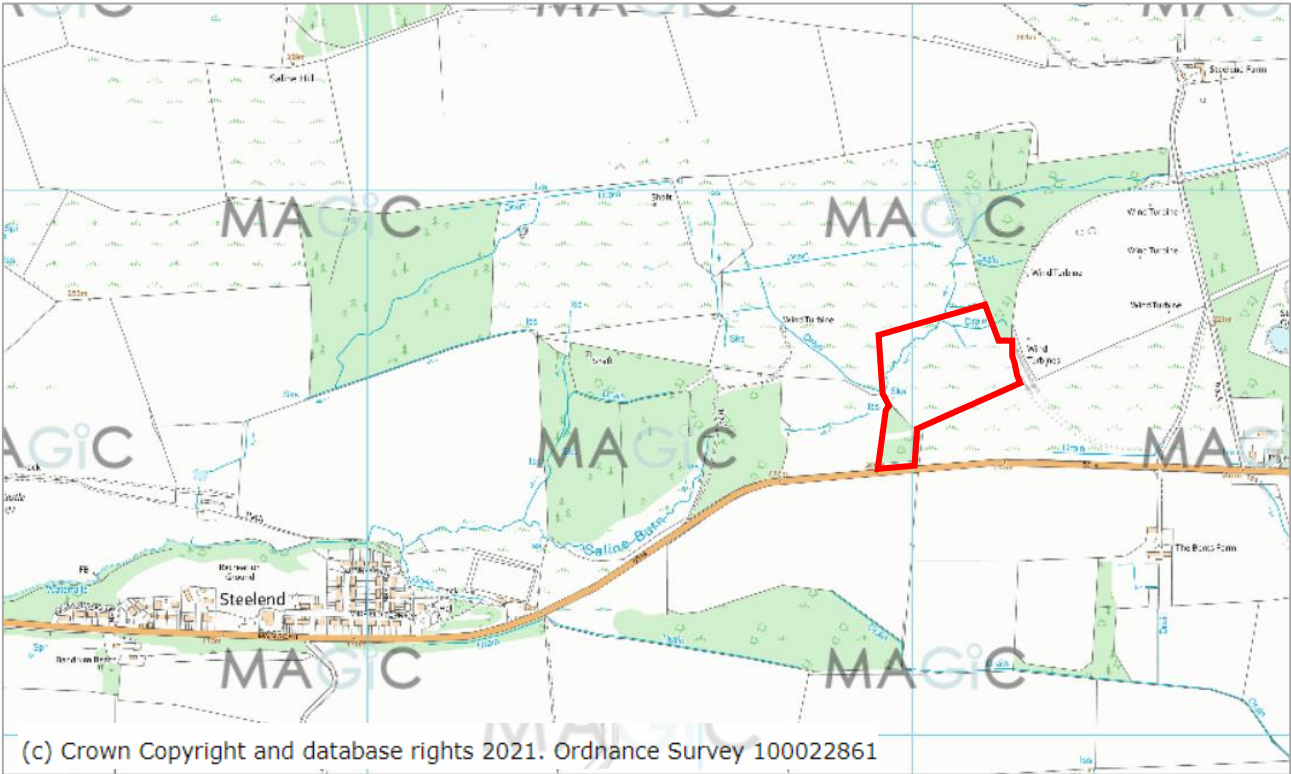
McCrae & McCrae Ltd have recently sold a similar small field for £20,000.



**Lot 1 - 1.24 acres at Tullohill**

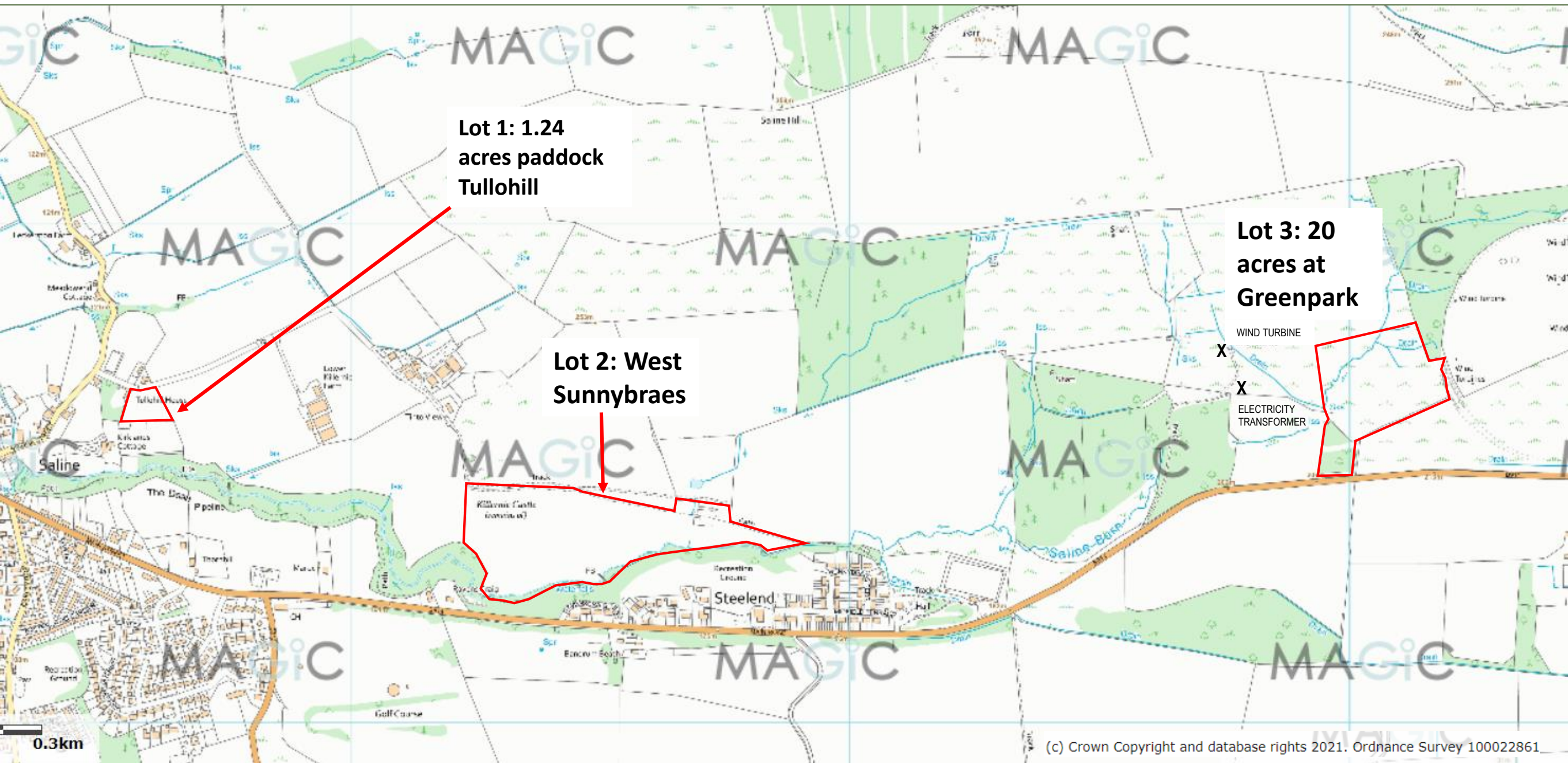


**Lot 2 - West Sunnybraes, 20.5 acres**

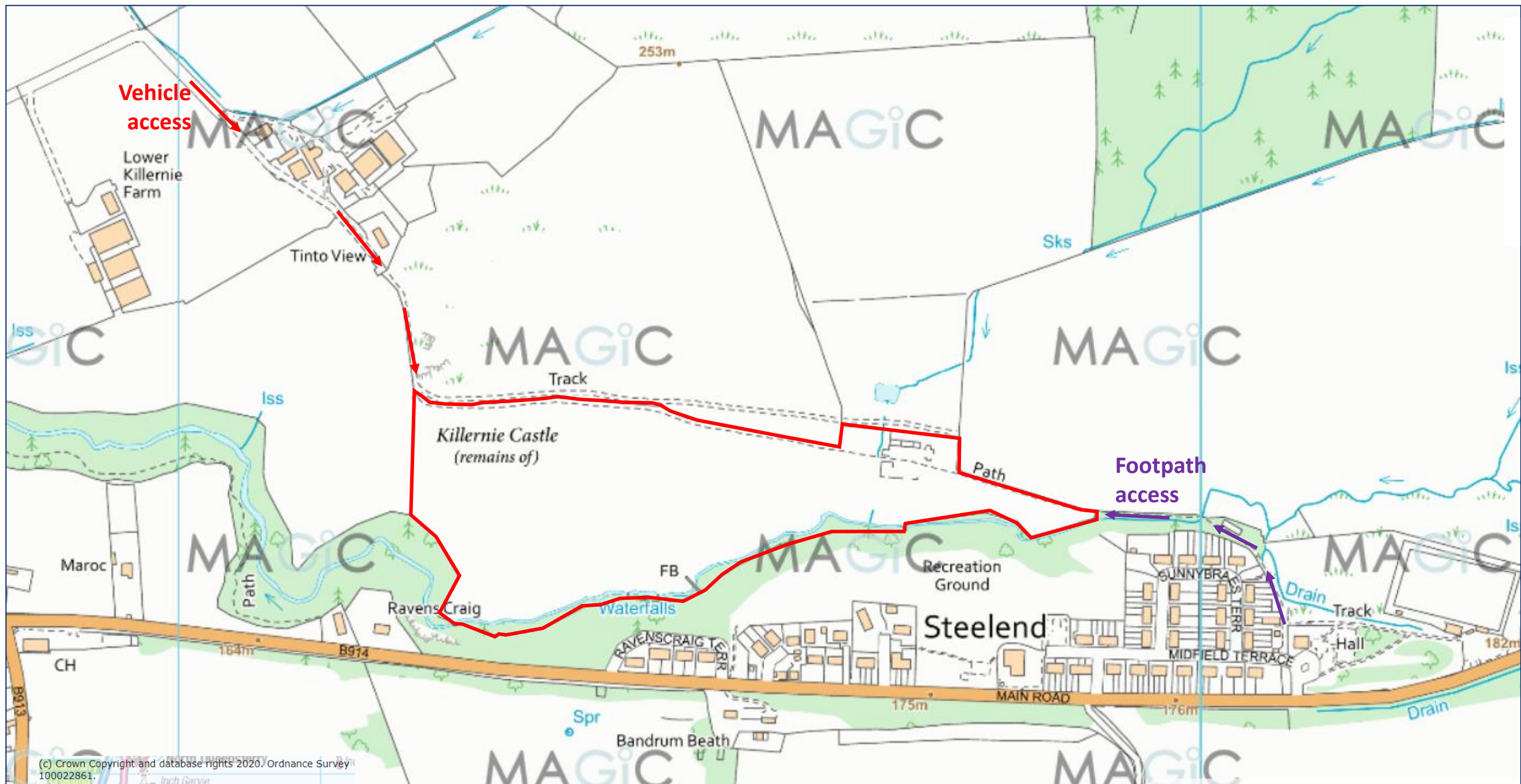


**Lot 3 - 20 acres at Greenpark**









The red outline shows the West Sunnybraes land for sale. The red arrows show vehicular access from Lower Killernie Farm and the purple arrows show footpath access from Steelend.

There is a pedestrian right of way along the north edge of the field. Also, historically vehicular access has been taken with a quad bike and silage tractors and trailers via the road along the eastern edge of Steelend.



All pictures Lot 2 West Sunnybraes





## **Lot 2: West Sunnybraes ruins and field**

This block of land extends to 20.5 acres of mainly ploughable south-facing, recently reseeded grassland with the Saline Burn on its south boundary. West Sunnybraes ruins lie at its east end with a road along its full north side. There is a ruin in the field which has medium to long term potential to secure planning consent for a house. The field is in excellent condition. It has good fencing, a burn water supply and a mains electricity line going through it. Vehicular access is through Killernie Farm (see plan). There is a condition on the road that the land can be used for agriculture, grazing, silage. The access right states: *‘Right of pedestrian, agricultural and vehicular access and that for agricultural (including silage transport), sporting (including for vermin controllers used by the Retained Subjects Proprietors) and forestry (including non-commercial timber haulage) .’*

## **Potential Section 75 equestrian house plot for lots 2 + 3**

If a purchaser bought Lot 3 they should be able to secure planning consent for a mobile home and then a section 75 house two years after running a business on the land.

## **Basic Payment Scheme (BPS) & IACS (if possible)**

The BPS entitlements for this land are not included in this sale. However, they may be negotiated separately between the vendor and successful partner.

## **Less Favoured Area Support Scheme**

Some of the land is included in the Less Favoured Area Support Scheme. There are no environmental schemes on the farm.

## **Sporting Rights**

Any sporting rights are included in the sale so far as they are owned.

## **Mining Rights**

Any mining rights are included in the sale so far as they are owned.

## **Services**

Rights of access would be reserved, water supplies would be split and water and electric meters installed.

## **Local Authority**

Fife Council, Fife House, North St, Glenrothes KY7 5LT

## **Takeover of Hay or Haylage**

If hay or haylage and silage are left in store at way go, these must be taken over at valuation. The same applies to oil and diesel tanks.

## **Plans, Areas and Schedules**

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied himself as to the description of the property and any error or mis-statement shall not annul the sale nor entitle either party to compensate in respect thereof.

## **Sellers Solicitor**

Graeme Leith at Brodies LLP Solicitors act on behalf of the sellers Mr and Mrs Robin Squair. Tel: 0131 656 3748 Email: [graeme.leith@brodies.com](mailto:graeme.leith@brodies.com)

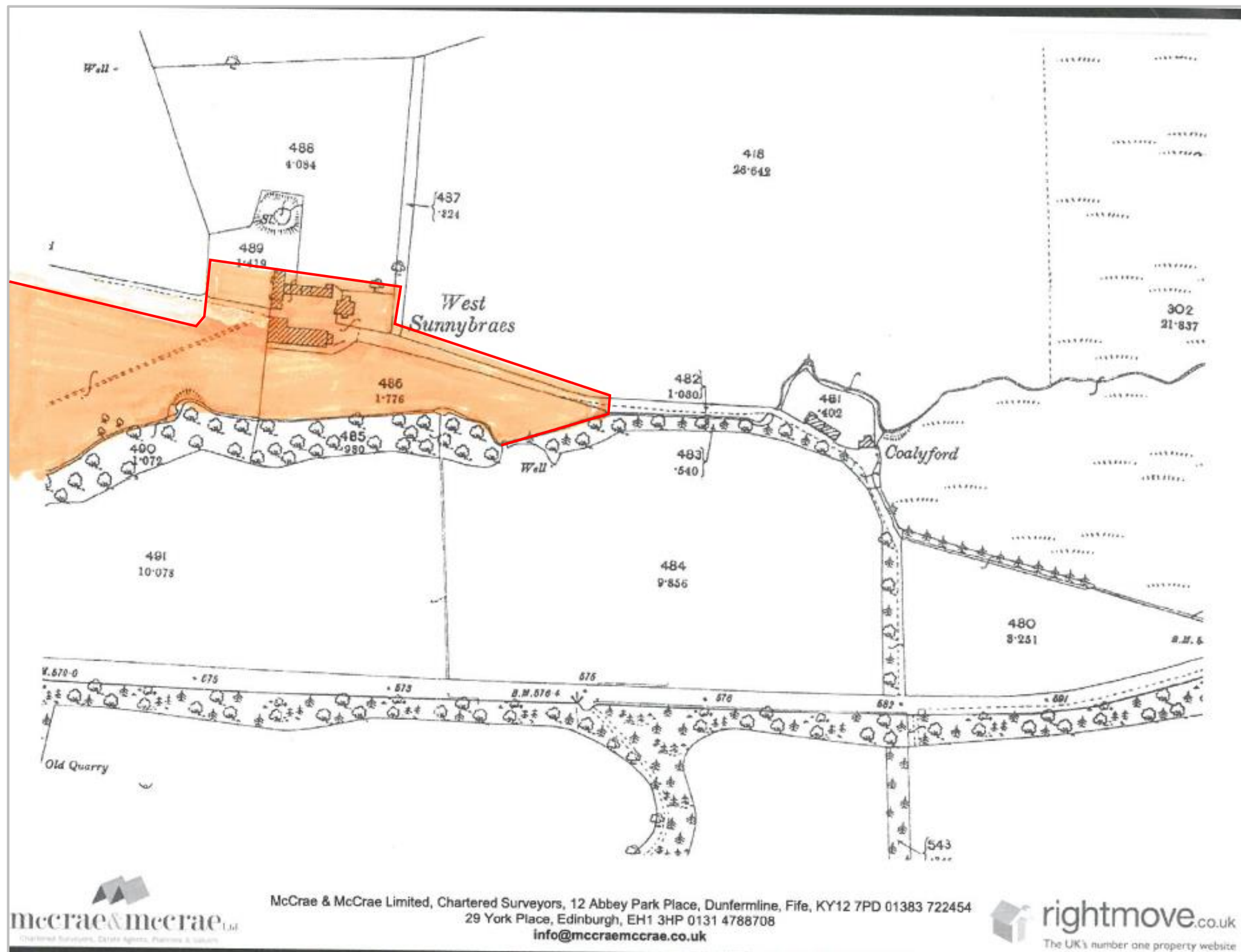
## **Lot 3 West Sunnybraes ruins**



Historical map of West Sunnybraes from before Steelend village was built.

There may be medium to long term potential for rebuilding the ruin into a stunning house with breath-taking views (subject to securing planning consent). The road to the ruin has recently been upgraded

There is a mains electricity supply nearby.







### Lot 3

20 acres of land including a tree shelter belt and a burn which is set in an attractive sheltered area. A section of the land is quite hard and not boggy. Unfortunately there is a condition from the wind turbine company that they would have to approve of any structure being built within 600 metres of the wind turbine. The whole area sits within this perimeter. This land becomes available late March 2022.





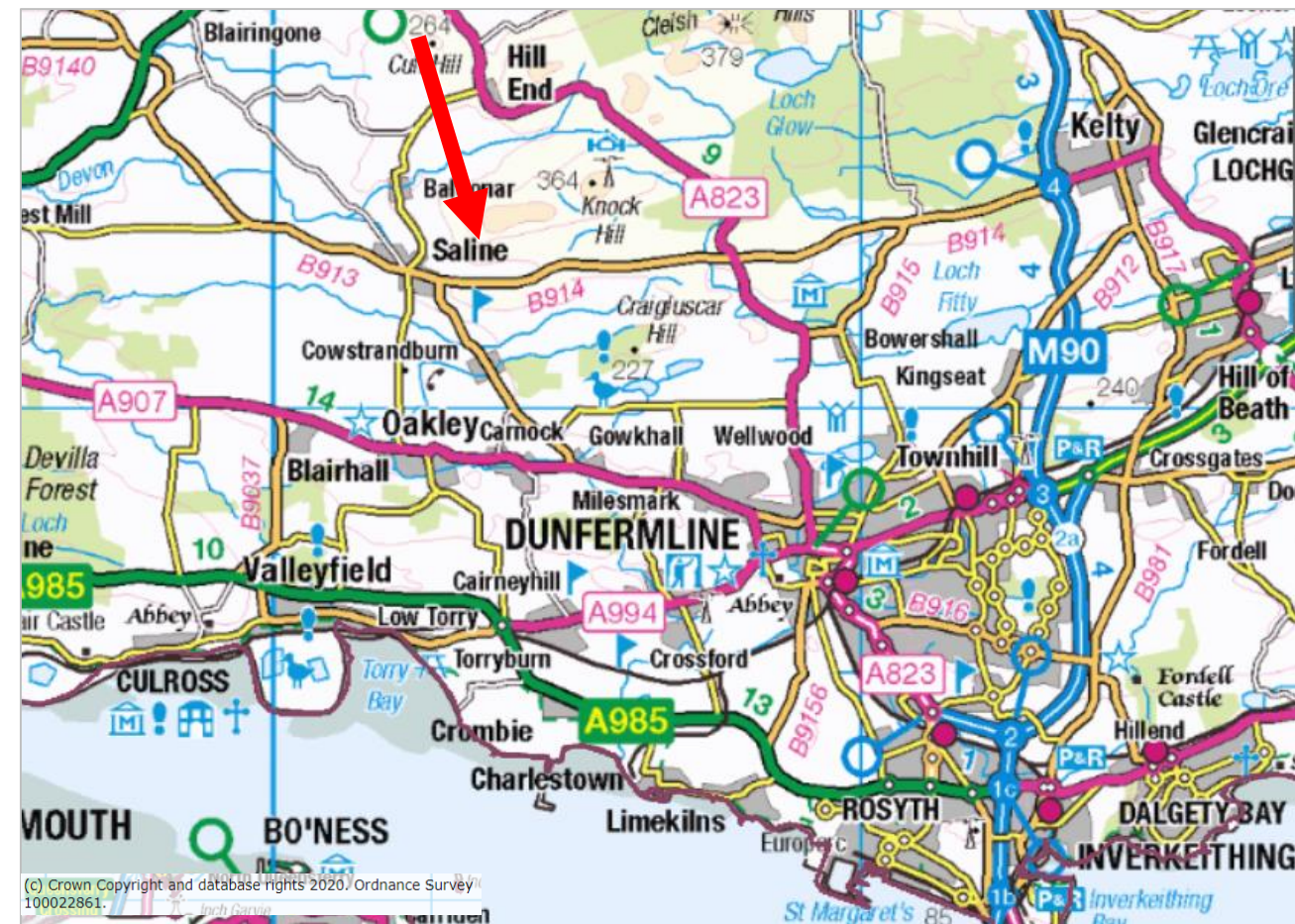


## Directions to lots 1 & 2

**From Edinburgh:** Take the M90 north and turn off at junction 4 (Kelty). Head west along the road signposted to Saline/Dollar B914. Cross over the A823 Crieff/Dunfermline road and head through Steelend and into Saline. At the junction in the centre of the village, where there is a bus turning circle (opposite the church), turn right into North Road and first right into Bridge Street. The road rises out of the village and bends to the left. The entrance to Lower Killernie farm is after the last house on the right. There is a short section of type 1 road then a new tarmacadamed section. Turn right after the cattle grid and proceed to Lower Killernie farmhouse.

**From the north:** Take the M90 south to junction 4 (Kelty) and follow as above.

**From the west:** Cross the Clackmannanshire Bridge and follow the A876 to Gartarry Roundabout. At the roundabout take the A907 (signposted



Dunfermline). In the village of Comrie take a left turn to Saline. At the T-junction turn left into the heart of Saline and at the bus turning circle follow the directions as above.

## Directions to Greenpark

Head along the Kelty to Saline Road, When you see signs for Upper Steelend look for 3 small wind turbines on the right hand side of the road and slow down. There is an access road off the B913 on the right just before a tree belt (see arrow on plan). If you reach Steelend you have gone too far.



## Viewing

Viewers can view Lots 1, 2, & 3 on their own. View lot 2 from the Steelend footpath. A meeting with the owner can also be arranged. Please don't park at the road end (where the farm road meets the public road). Out of 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

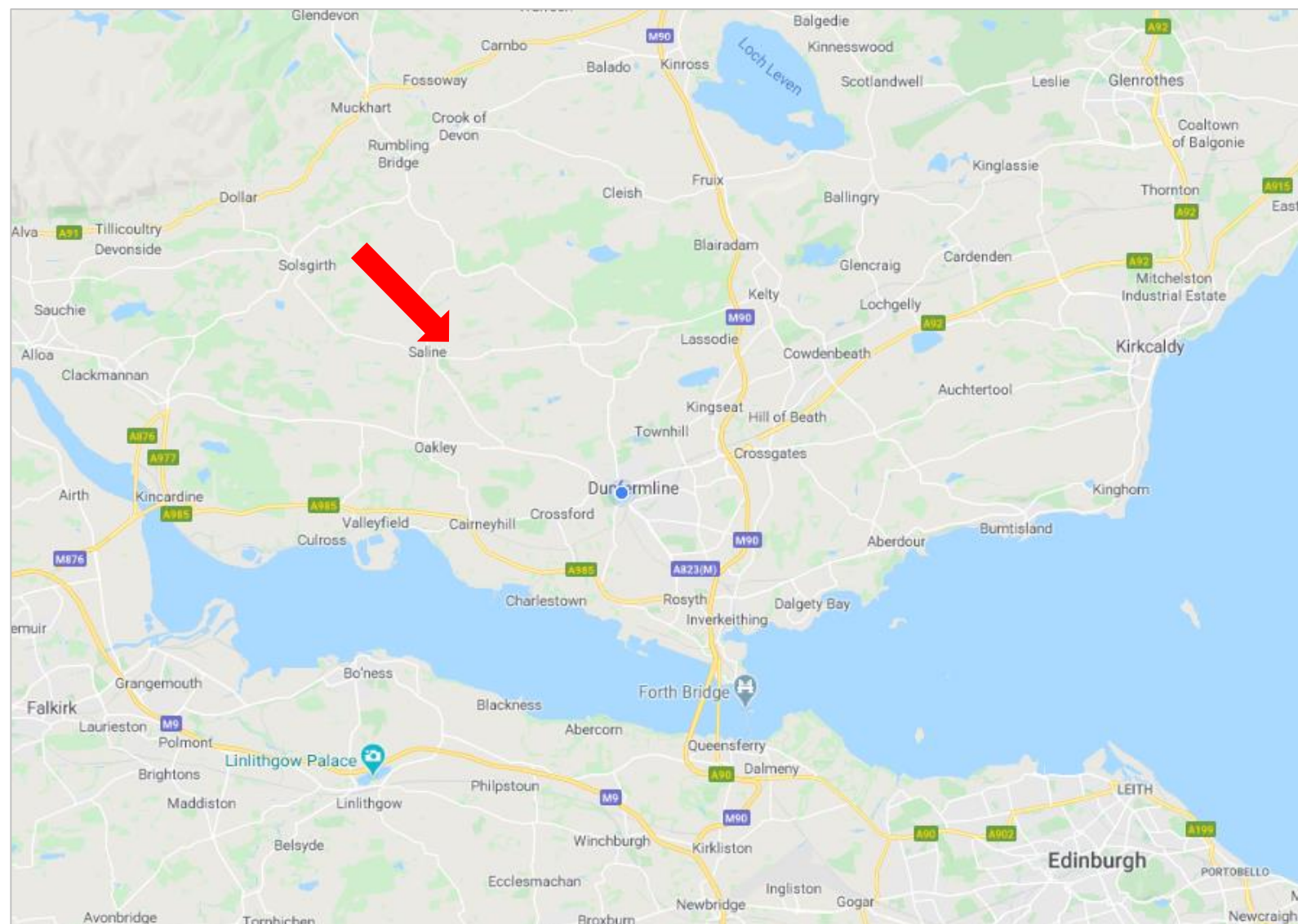
These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or misstatement in the particulars, during negotiations or otherwise, any 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.

## Date of Entry

The sellers would like date of entry to tie in with them securing a property to buy.



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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)