

Dunduin Retirement Livery Yard, Greenknowes, Cleish Road, Blairadam Forest, Kelty, Fife, KY4 0JN

Affordable livery yard extending to 17.6 acres in a central location with a large demographic population nearby



Dunduin Retirement Livery Yard, Greenknowes, Cleish Road, Blairadam Forest, Kelty Fife, KY4 0JN

M90 2miles - Kelty 2.5 miles - Cowdenbeath 5 miles – Dunfermline 5.5 miles – Kirkcaldy 16 miles - Edinburgh 23 miles – Elie 33 miles

Affordable livery yard extending to 17.6 acres.

- There is the barn shelter 19 x 5m which is used as a horse shelter at one end, and at the other is storage for hay, feed store, storage with a holding area and holding paddock outside the barn. (Could be 4 in-door stables)
- 2 new stables on skids 4 x 4m – one in the isolation paddock with mains light and power and one in the injury paddock. New Northern Polytunnel 4m x 8m, ground screwed, lined (Could be 4 out-door stables)
- Extensive roads and parking areas.
- Remodelled 1-bedroom static mobile home with bathroom with double glazed windows as well as doors. (scope to revert back to 2 or even 3 bedrooms with shower room); secondary mobile home [9x3m]
- Mains water and electricity. Excellent fencing off of 7 paddocks. Dog exercise compound.
- Possible scope to diversify into kennels, wind turbines, solar panels, chalets, cafés
- Adjacent hacking over many miles of Blairadam Forest. [about 4,650 acres).
- Planning consent for caravan, 18 stables and equestrian use.
- Bell mouth entrance with planning consent and excellent visibility splays
- The land, if supplemented with hay, can cater for up to 18 retired horses.
- Likely Planning consent for a Section 75 house.
- Indoor school (available to hire) less than two miles up the road.

Mobile home [14x5m] with cladding, insulation, new double-glazed windows as well as doors and French doors with fabulous views across the paddocks. Was 3 bedrooms but converted into 1 bedroom with separate toilet, large bathroom with extractor fan, lounge / kitchen. Gas fire [off cylinders], hob, oven, 2 oil radiators. Combi gas boiler; mains water (external water pipes are covered in auto-heating elements); mains electric; septic tank; phone line; 2 Wi-fi boosters; lighting and 5 cameras. Outer gates have intercom's and remote handsets can be used across the yard and land.



Offers over £275,000





...dog compound...



...dog compound...



...paddocks and horse shelter...

- Existing barn 19 x 5m lights and power supply, with paddock and gate
- 2 stables, each 4 x 4m with rubber mats and paddock and gate
- (One is on skids so no Planning Permission required)
- The new Northern Equine Polytunnel [10x 4 m] is lined with heavy duty plywood, strainer posts have been added at the corners, added scratch brushes and had tar plainings put down.
- There's a toilet adjacent to the barn
- Two Shed 3 x 2 x 2m Both have mains water and mains Electricity and sockets. One is plumbed for a washing machine and vented for a tumble dryer
- Shed 5 x 3.5m. It also has mains Water
- There is also a Chicken compound [8 x 8m]
- Gated entrance with a type 1 bell mouth. The outer gates have intercom handsets which can be used across the yard and land. There is also CCTV. Roadway and extensive Yard laid with Type 1 for car park and trailer storage to take 20 tonne lorry .
- Septic tank for caravan
- Mains electricity with new transformer
- Mains water pipe and troughs
- External water pipes are covered in auto heating elements.
- There is a dung midden



...paddocks and surrounding woodland...



...paddocks and horse shelter...

Paddocks

The lands extend to about 17.6 acres. All year turnout is possible due to the well drained fields. They are also sheltered with trees around some of the perimeter.

3 large paddocks, one large perimeter paddock and 4 small horse paddocks associated with 3 stables and a horse shelter .There is an Isolation Paddock and an Injury Paddock.

The 2 medium sized fields and 3 small paddocks all have top quality Tornado Equine Fencing ,with mains broad electric tape . There is also an isolation switch. There are about 17 gates each of which is 14 ft wide Gates. There are auto waterers in 3 paddocks

Dog Paddock

There is a dog exercise area with deer fenced car park area and deer gate [12ftx6ft] to fenced paddock with 6ft high fencing. There's a dog field person shelter at the top with great views. There's mains electric to the dog field boundary.

Other livestock 4 sheep





THE EXISTING BUSINESS

- Over the past year the net profit has been £26,000. Dunduin Equestrian is full livery so owners visit when able and by appointment. It is not DIY.
- There are currently only 9 Retirement and enquiries are regular due to the reputation the yard is building up. Its not just old horses, it is any that can no longer work
- The existing planning consent is annexed. It cost about £4,500 and included an average speed survey and a bellmouth design

EXISTING AND POTENTIAL INCOME

- Currently there are 9 retirement liverys paying £400/month and 4 other horses are booked in to come before October this year. Another 5 horses could be accommodated within the empty outer circle grazing fields which are presently not occupied. (Purchasers could improve these grass lands and keep their own horses on this area.
- The lands are well sheltered with trees round some of the perimeter. The lands are mainly well drained. The land, if supplemented with hay, can take up to 18 horses. It ran up to 11 until recently. It is quite level and could accommodate a circular running track

- The Dog Exercise area should make an income is of based on renting on an hourly rate £8,000
- Even if you rented it out to an operator it would yield £8,000
- a return of £ 500 a month = £6,000
- There is scope for horse riding lessons or trekking

LIKELY PLANNING CONSENT FOR A SECTION 75 EQUESTRIAN OCCUPANCY HOUSE

- It has been established that showing a reasonable profit would likely satisfy the conditions for economic viability for a house, as the need to live on site for fire risk, security and horse welfare has already been established.
- Planning Consent is required if the dog exercise area is to be a commercial venture.

McCrae and McCrae have sold the following properties recently:

Cuddyhouse Livery, Cowdenbeath (18 acres)
 Steelend Football Pitch and house plot, Steelend, Saline
 Sunnyside House Plot and 8 acres
 Three blocks of 18 acres at Lower Kilearnie, Saline

=> IF PLANNING PERMISSION WAS OBTAINED THE PROPERTY WOULD BE WORTH:

BARE LAND NORMALLY SELLS FOR ABOUT £10,000 PER ACRE - DUNDIN = 17.6 ACRES	£176,000
THE OWNERS HAVE SPENT £125,900 OVER THE LAST 5 YEARS	£125,900
A HOUSE PLOT	<u>£120,000</u>
	£421,900



23/01349/FULL

DECISION NOTICE FULL PLANNING PERMISSION

Fife Council, in exercise of its powers under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006 **GRANTS PLANNING PERMISSION** for the particulars specified below

Application No: 23/01349/FULL
Proposal: Development the subject of planning permission 19/03687/FULL (Change of use from field to livery business including erection of stables, formation of access and temporary siting of static caravan) (retrospective) with variation of that permission's condition 1 to allow siting of caravan for a further two years (Section 42)

Address: Dunduin Greenknowes Kelty Fife KY4 0JN

You are legally required to fully comply with all the particulars as set out in the terms of this decision notice. The plans and any other submissions which form part of this Decision notice are as shown as 'Approved' for application reference 23/01349/FULL on Fife Council's Planning Applications Online.

CONDITIONS

1. The residential use of the static caravan hereby approved shall cease within five years of 13 September 2020.

Reason: In order to define the terms of this consent and to ensure compliance with the development plan.

2. In so far as not already carried out, the construction of the vehicular crossing of the verge shall have been carried out in accordance with the current Fife Council Transportation Development Guidelines within one month of the date of this consent or prior to the occupation of the caravan and stables, whichever is the later.

Reason: In the interests of road safety; to ensure the provision of an adequate design layout and construction.

3. In so far as not already provided, within one month of the date of this consent there shall have been provided within the site a turning area for a car. The turning area shall be formed outwith the parking areas and shall be retained through the lifetime of the development.

Reason: In the interests of road safety; to ensure that all vehicles taking access to and egress from the site can do so in a forward gear.

4. In so far as not already provided, visibility splays 3m x 110m shall have been provided and maintained clear of all obstructions exceeding one metre in height above the adjoining road channel level, at the junction of the vehicular access and the public road,

Dated: 17th August 2023

Derek Simpson

Decision Notice (Page 1 of 2) Fife Council

For Head of Planning Services

23/01349/FULL
in accordance with the current Fife Council Transportation Development Guidelines, within one month of the date of this consent or prior to the occupation of the caravan and stables, whichever is the later. These visibility splays shall be retained throughout the lifetime of the development hereby approved.

Reason: In the interests of road safety; to ensure the provision of adequate visibility at the junction of the vehicular access with the public road.

5. In so far as not already provided, there shall have been provided within the site three nos. parking spaces for vehicles in accordance with the current Fife Council Parking Standards, within one month of the date of this consent or prior to the occupation of the caravan and stables, whichever is the later. These parking spaces shall thereafter be retained throughout the lifetime of the development hereby approved.

Reason: In the interests of road safety; to ensure the provision of adequate off-road parking facilities.

REASON(S) FOR MAKING THIS DECISION

The reason(s) why the Council made this decision are: -

Subject to a variations of the conditions of planning permission 19/03687/FULL, and in so far as within the scope of this application, it is considered the development accords with the development plan, with no material considerations of sufficient weight to justify departing therefrom.

PLANS

The plan(s) and other submissions which form part of this decision are: -

Reference	Plan Description
01	Location Plan

Dated: 17th August 2023

Derek Simpson

Decision Notice (Page 2 of 2) Fife Council

For Head of Planning Services

Road to Cleish

■ Denotes 'Type 1' finish

North perimeter = 320m
South perimeter = 350m
East perimeter = 225m
West perimeter = 240m

Outer circle

0.8 acre dog compound
with 306m length fence

Inner circle

680m Tornado equine fencing. The rest is
normal stock fencing with the internal
compound perimeter having electric top
strip

Outer circle

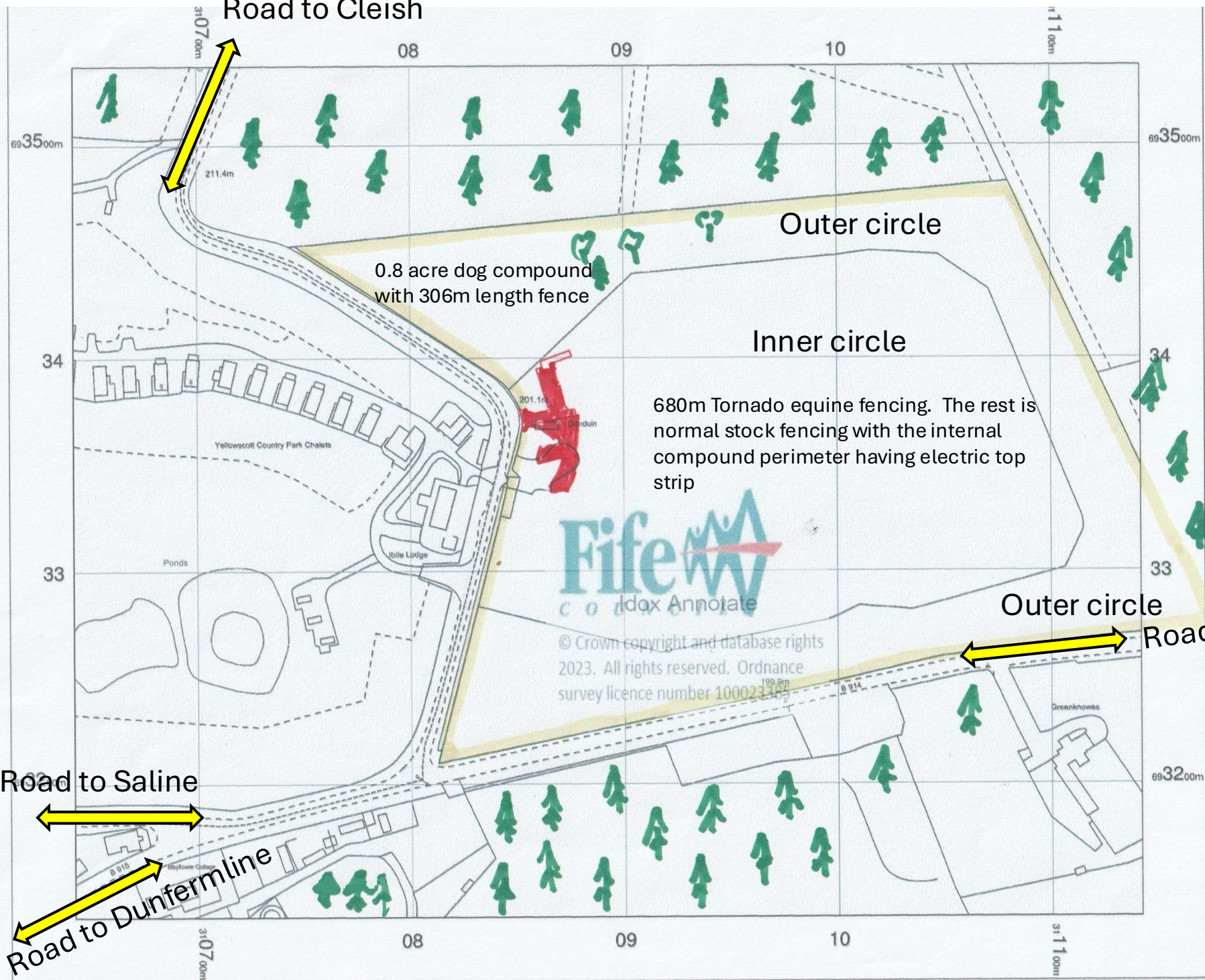
Road to Kelty and M90

Fife
C O I dox Annotate

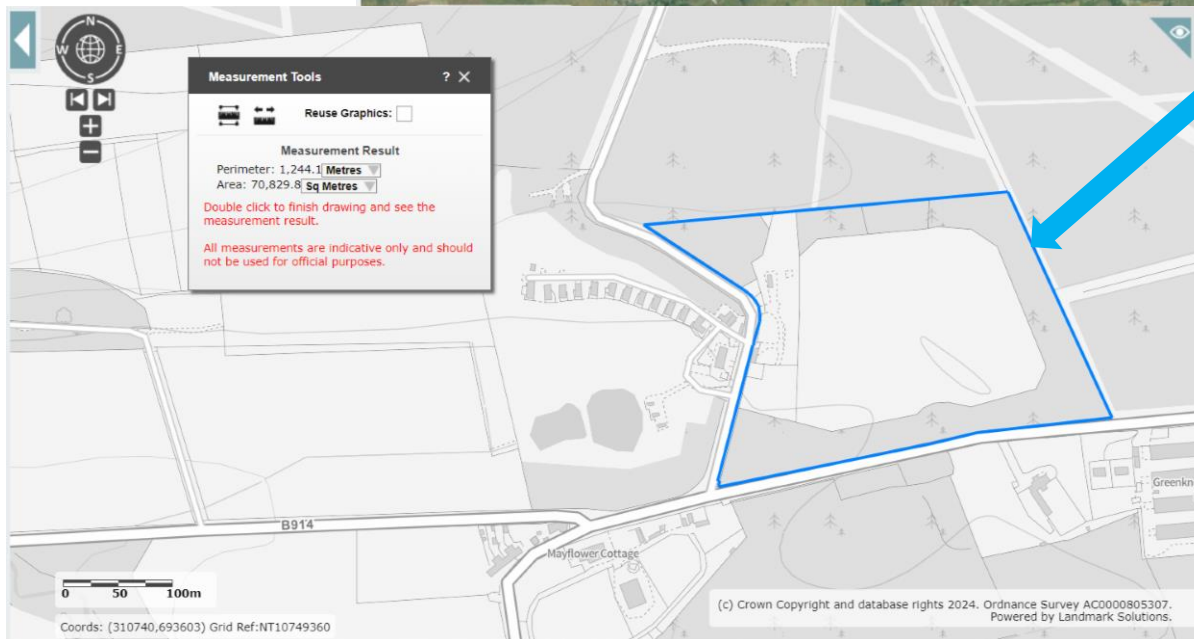
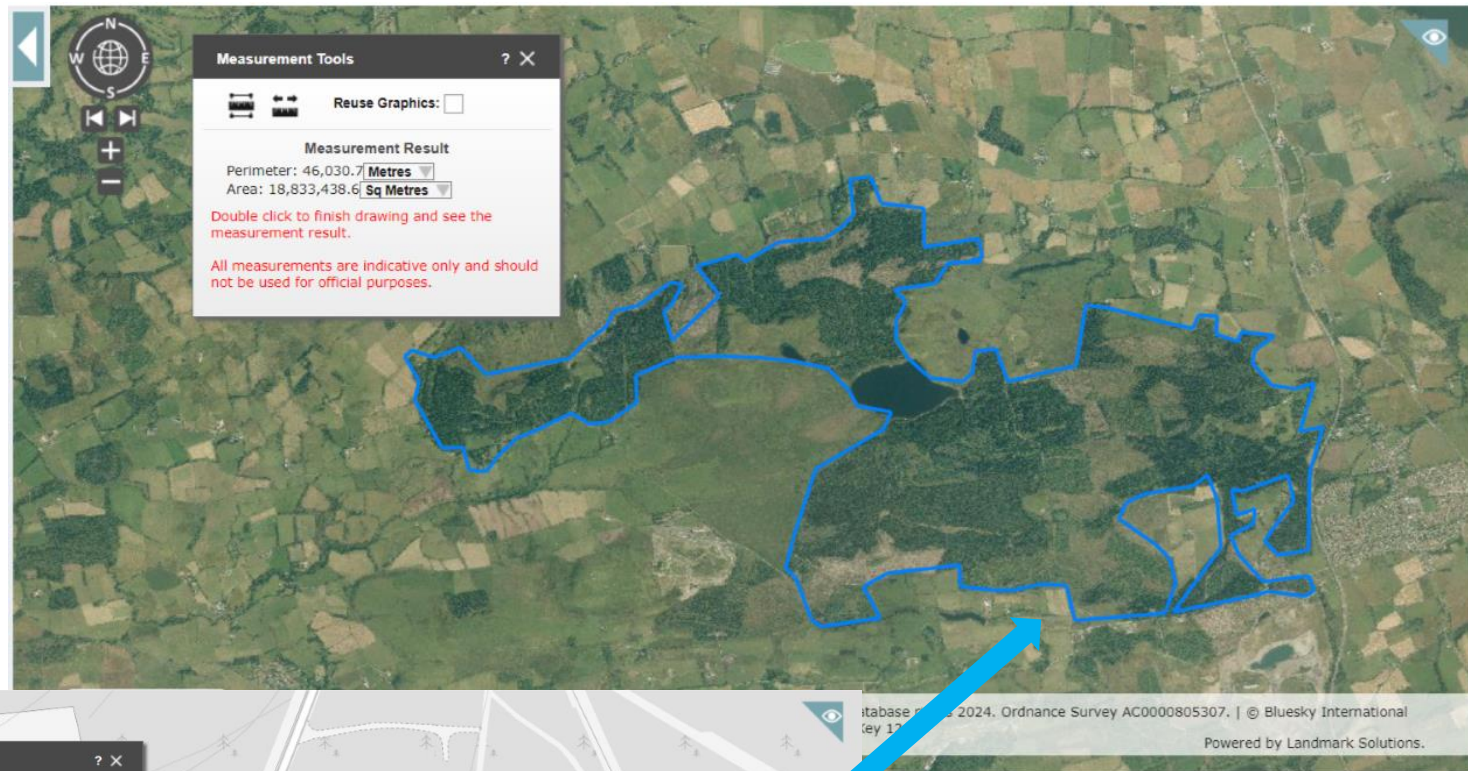
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Road to Saline

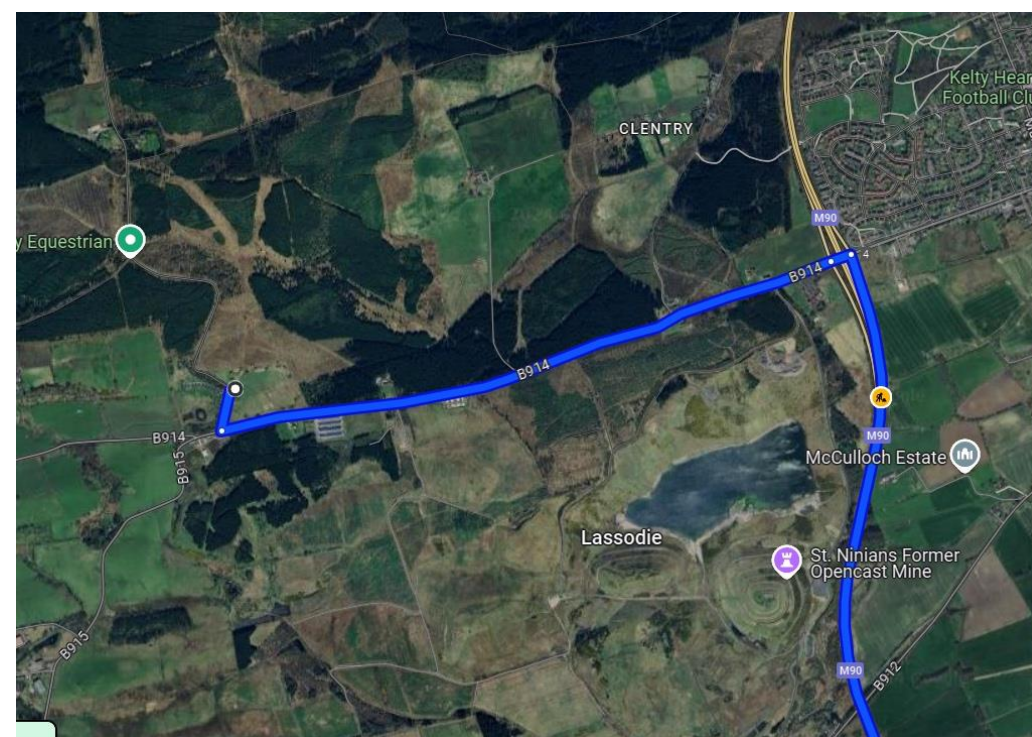
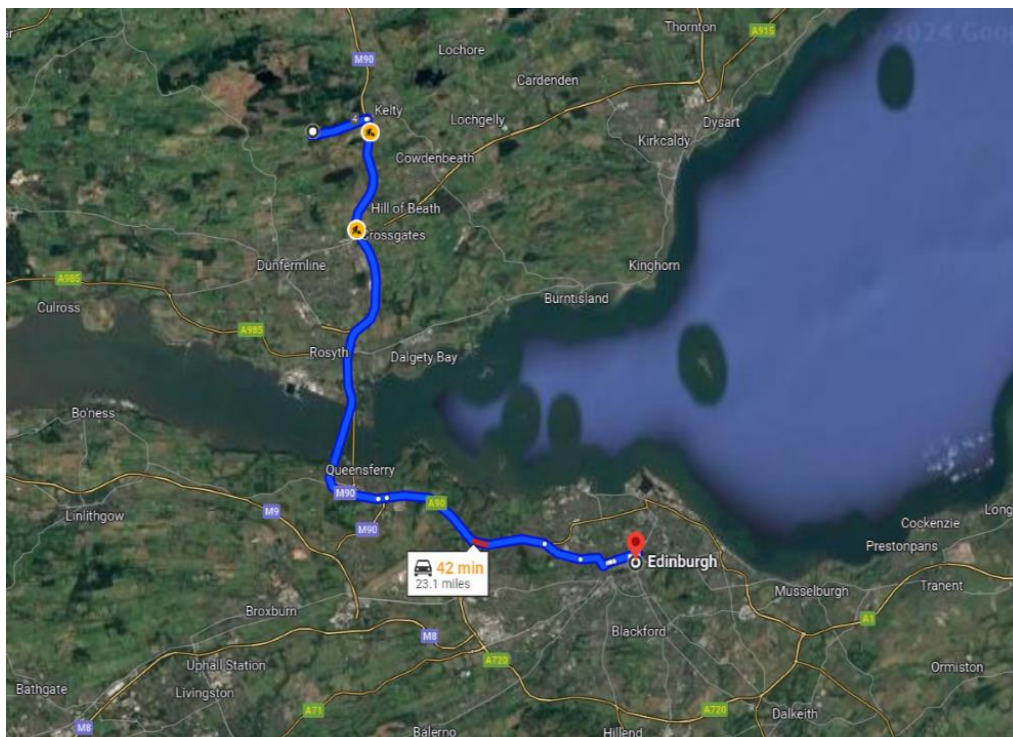
Road to Dunfermline



Blue outline denotes
hacking potential of
4,650 acres



Blue outline denotes site
outline of Dunduin Retirement
Livery of 17.6 acres



DIRECTIONS:

From Edinburgh, head up the M90 motorway to junction 4 Kelty. Take the left turning on the B914 towards Saline. After about 2 miles turn right - signposted Cleish and Loch Glow. It serves a group of log houses on the left, and Dunduin Retirement Livery Stables slightly further up, on the right. You know you've gone too far if the main road forks to the right at a Y junction to Saline and to the left to Dunfermline at a terrace of cottages. If you reach these turn back and the Cleish Road is just left after 90 meters or so.

From Glasgow cross the Kincardine Bridge and proceed out the Kinross road. Proceed through Forestmill and take the first right to Saline and onto Steelend. Just after the second junction with 4 terraced cottages turn first left to Loch Glow and Cleish.

FACILITIES:

Kelty is 2.5 miles away – Good dentist, doctors ,community centre and shopping . Aldi and Wee Jimmy's Pub ,stock car racing lie in Cowdenbeath. Primary schools are located at Cleish and Kelty with secondary schools at Cowdenbeath Kinross High School or or at Queen Anne High School in Dunfermline.

There are a number of self catering lodges on the site across the road. These provide a source of people wanting to ride horses at Dunduin or to go hacking. There are three fisheries nearby at Loch Glow , Balmule and Loch Leven. There are golf courses at Dunfermline, Kinross and Muchart. Indoor school (available to hire) less than two miles up the lane. Loch Leven Equine Veterinary Practice at Cleish.

Note: there's good hay rounds and straw rounds are delivered (you can collect if you wish). Feed stores at Milnathort (Carrs) and by Loch Leven Larder (Macaskies). Both deliver if needed. Rug washing is by The Rug Master. The farrier lives locally. The dentist is James Spy – all current horses up to date ad not due until October 2025. Active horse community in Fife and beyond, with the Howe centre as well as an active Riding Club in Glenrothes.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 8 Essex Brae, Edinburgh EH4 6LN. 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 8 Essex Brae, Edinburgh EH4 6LN. 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 **KY4 0JN**

Entry & Possession

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

Fixtures and Fittings

Any fitted carpets are included in the sale. No other items are included unless specifically mentioned in the particulars.

Council Tax Band

Council Tax Band A

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.

The sellers solicitors are: W & AS Bruce, 80 St Margaret St, Dunfermline KY12 7PE

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.

