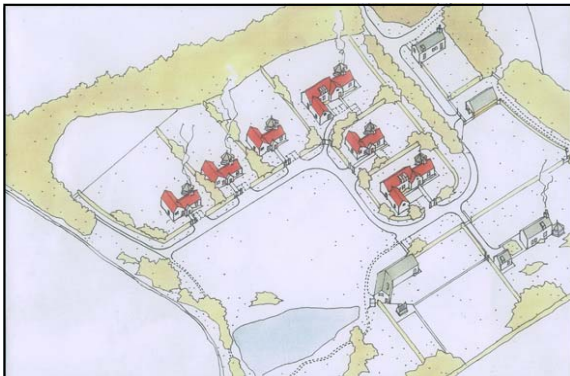


Bradburne & Co

Chartered Surveyors, Estate Agents

**Land at Brewsterwells
Largoward
Fife. KY9 1JF**



AN ATTRACTIVE SITE WITH PLANNING PERMISSION FOR 7 HOLIDAY COTTAGES IN EXTENSIVE GROUNDS INCLUDING YOUNG WOODLANDS.

**For Sale as a whole
12.25 hectares (30.31 acres) in all**

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SITUATION

The land at Brewsterwells is situated in the East Neuk of Fife, 1.5 miles north of the village of Largoward, 6 miles south of St Andrews.

One of the major advantages of this parcel of land is its excellent accessibility with the A915 Upper Largo to St Andrews road, and the B940 Crail to Cupar road adjoining the property.

DESCRIPTION

The land comprises grazing fields with young woodland plantings to form shelter belts and amenity ground.

The ground to the south by the B940 public road has planning permission for 7 holiday cottages with no letting to exceed 12 weeks.

PLANNING

Planning permission was granted in 2004—Reference Number:- 04/04181/EOPP for 6 holiday cottages and a managers house. In 2008 this was renewed—reference Number :- 08/03165/EOPP.

In 2008 full planning permission was granted for varying the original consent to 7 holiday cottages with no lettings longer than 12 weeks.

Plans and details are available in Fife Council website www.fifedirect.org.uk. They can be contacted by telephone on 08451 551122

REPORTS

The following reports are available:-

1. Coal Authority report
2. Water supply report
3. Forestry Grant scheme 2005

TENURE

The land will be sold with Vacant Possession and Absolute Ownership.

AGRICULTURE

The land is currently let on seasonal growing lets. There is no Single Farm Payment entitlement with the sale. A Farm Code will be available from Scottish Government Rural Payments and Inspections Directorate in Perth.

MINERAL, TIMBERS AND ACCESS

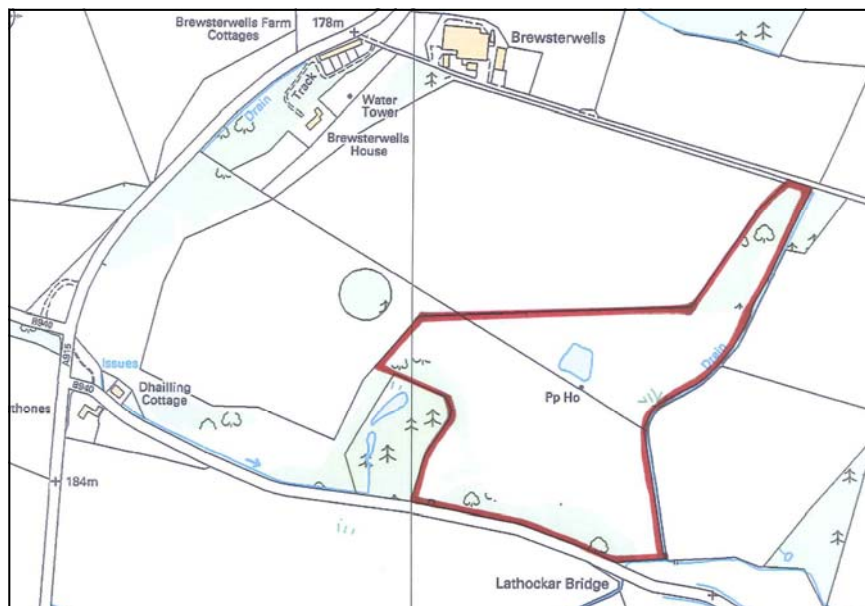
All standing and fallen timber and mineral rights are included in the sale in so far as they are owned.

DIRECTIONS

From Kirkcaldy, follow the A915 east through Leven and Lundin Links. In Upper Largo, turn left and continue to follow the A915. Continue through Largoward and after a mile you will reach the junction with the B940 (signposted to Anstruther and Crail). Turn right at the crossroads and the land is on the left after the woods. From St Andrews follow the A915 south towards Largo and turn left onto the B940. The entrance is on the left after the woods. The post code is KY9 1JF

ASKING PRICE

Offers Over £125,000 are invited.



IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2011 Licence Number 100010747.