

Bradburne & Co

Chartered Surveyors, Estate Agents

Cupar 10 Miles

Dundee 7 Miles

**Lucklawhill Plot
Balmullo
By St Andrews
Fife**

St Andrews 5 Miles

Edinburgh 56 Miles

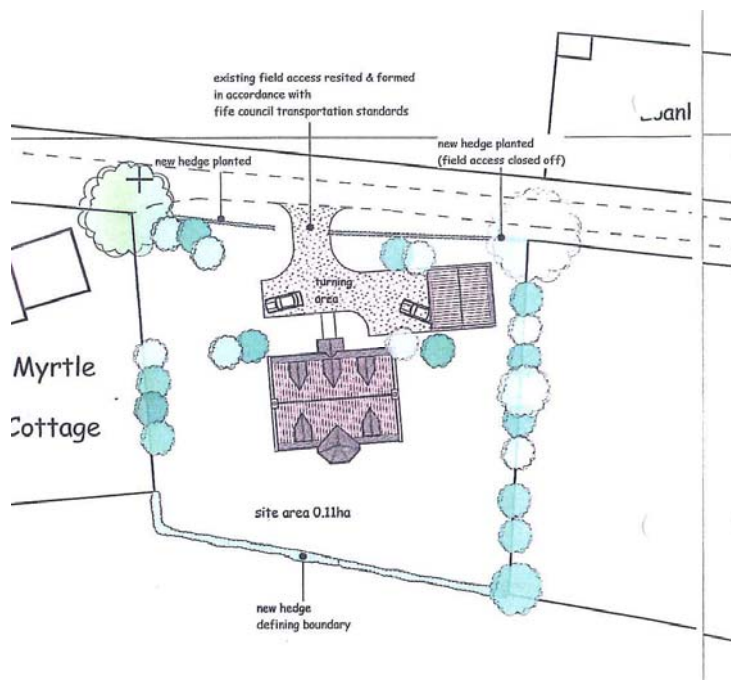


**MAGNIFICENT BUILDING PLOT IN FASHIONABLE LOCATION WITH
DUAL ASPECT RURAL VIEWS**

**Outline Planning Consent for One Dwelling House and Garage
Mains Water and Electricity on Nearby**

Site Extends to 0.27 acres (0.11 ha) or Thereby

139 South Street St Andrews Fife KY16 9UN
Tel: 01334 479479 Fax: 01334 474399
Email: info@bradburne.co.uk Web: www.bradburne.co.uk



SITUATION

Lucklawhill is an increasingly fashionable area in North East Fife. Very seldom do opportunities to build one's own home in the area appear on the open market. The elevated plot lies to the foot of the public road giving access to Lucklawhill about a mile north of Balmullo, which has a Post Office, shop, primary school and health centre.

Many comprehensive facilities are available in nearby St Andrews and Cupar including secondary schools, leisure centres and numerous golf courses.

DESCRIPTION

The plot at Lucklawhill is a greenfield site currently in uncropped agricultural use.

It will have on the first floor double aspect views to the east overlooking the Eden Estuary and to the north the rolling hills of North East Fife.

PLANNING

Outline planning permission was given on 14th May 2008 Ref Number 07/03199/EOPP for the erection of one dwelling house.

A copy of the planning permission and plans are available from this office. Fife Council Planning Department can be contacted on 01334 659334 or www.fifedirect.org.uk.

VIEWING

Viewers can inspect the site at their own risk. Please inform the Selling Agents so that the owners can be notified – 01334 479 479.

SERVICES

Mains water and electricity are nearby. A private drainage system will require to be constructed. No warranty is given regarding the services.

OFFERS TO:- Bradburne & Co., 139 South Street, St. Andrews, Fife. KY16 9UN.

ASKING PRICE:- Offers Over £145,000 are invited.

DIRECTIONS

From Balmullo turn right after the primary school. Proceed along this road for just under a mile and the road to Lucklawhill is on the left. It has a red telephone box by the road for easy identification. The plot is on the left before the first house. For route planning the post code is KY16 0BQ



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 2008 Licence Number 100010747.