

East Pitcorthie Steading Anstruther, Fife



**AN OUTSTANDING
DEVELOPMENT OPPORTUNITY WITH
FULL PLANNING CONSENT FOR FOUR
HIGHLY SUPERIOR DWELLINGS**

Bradburne & Co

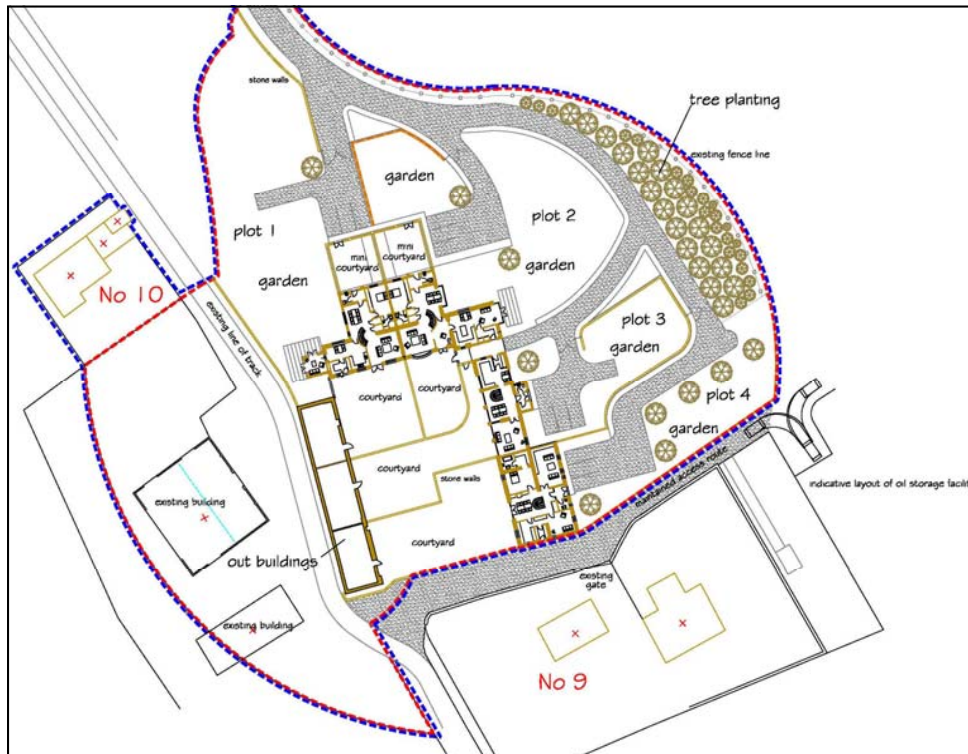
139 South Street, St. Andrews, Fife, KY16 9UN
Tel: 01334 479479
www.bradburne.co.uk

Anstruther 2 Miles

Edinburgh 52 Miles

Cupar 13 Miles

St Andrews 8 Miles



DIRECTIONS

From St Andrews take the A917. After 1 mile fork right onto the B9131 towards Anstruther. Follow this for 6 miles and then turn left onto the B9171 towards Crail. After 1.5 miles East Pitcorthie Steading is on the right. The Postcode is KY10 3LF

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.

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 2010 Licence Number 100010747.

SITUATION

East Pitcorthie Steading lies at the epicentre of one of the finest farming areas on Scotland. As much as the quality of the soil the mild climate is as responsible for this. This of course translates to the popularity of the East Neuk of Fife both as a place to live and a holiday destination. Recreational pursuits and in particular golf abound and the former fishing villages dotted along the coast are treasure troves of atmosphere and interest.

Anstruther has both a primary and a secondary school and with St Andrews it is exceptionally well provided for with medical, academic, shopping and cultural facilities. Communication is good by road while there is a main line railway station at Leuchars (12 miles) and airports at Dundee (20 miles) and Edinburgh (48 miles)

DESCRIPTION

East Pitcorthie Steading is a mainly stone built and Pantile roofed traditional range of farm buildings. It blends superbly with the surrounding lush countryside.

Full Planning Consent has been obtained for 4 houses within the footprint of the original range. These will be large houses (see below) and could, when finished become stylish statements of country living.

The proposed house sizes are as follows:	House 1	233.3 m ²	(2,511 sq ft)
	House 2	263 m ²	(2,830 sq ft)
	House 3	215.6 m ²	(2,320 sq ft)
	House 4	249 m ²	(2,680 sq ft)

There will be extensive shared outbuildings.

PLANNING

Full Planning Consent was obtained on 26th April 2007 Ref: 05/01341/EFULL and amended on 3rd February 2009 Ref: 08/02770/EFULL to convert the steading into residential dwellings including the exclusive new road which will serve the houses.

These documents can be found online at www.fifedirect.org.uk

SERVICES

Mains electricity and water nearby. BT line. Private drainage to be installed by purchaser.

VIEWING

Viewers can inspect the site at their own risk. Please inform Bradburne & Co so that the sellers can be notified. Tel: 01334 479479.

ASKING PRICE

Offers over £250,000 are invited.