

VIEWING

Viewers can inspect the site at their own risk. Please inform the Selling Agents so that the owners can be notified – 01334 479479.

SERVICES

Mains water, telephone and electricity are at the road side. A private drainage system will require to be constructed. No warranty is given regarding the services.

ASKING PRICE

Offers over £150,000 are invited.

OFFERS TO:-

Bradburne & Co, 139 South Street, St Andrews, Fife. KY16 9UN. Fax 01334 474399.

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 2017 Licence Number 100010747.

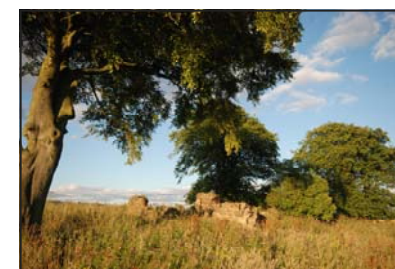
Cupar 8 miles

Dundee 20 miles

**Appleton, Woodside,
By Gilston,
Fife KY8 5TE**

St Andrews 9.5 miles

Edinburgh 41 miles



SPECTACULAR BUILDING PLOT IN FASHIONABLE LOCATION WITH FAR REACHING VIEWS OVER THE FIRTH OF FORTH AND BEYOND

Full Planning Consent for One Dwelling House

Mains Water and Electricity at roadside

Site extends to 1.16 acres, 0.47 hectares

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

Woodside is a small hamlet to the West of New Gilston in a fashionable area of South East Fife. Very seldom do opportunities appear for a new home to be built away from other dwellings with fantastic views. The plot forms part of a ruinous cottage to the West of Largo Law with Upper Largo and Lundin Links in the distance. Both villages have local shops and primary schools.

More comprehensive facilities are available in Cupar, Leven and St Andrews including secondary schools, leisure centres and golf courses.

DESCRIPTION

The plot at Appleton is a greenfield site apart from the ruins that would be situated to the rear of a new house a higher elevation.

The contemporary designed house is built into the hillside with a Sedum roof opening on the south west to form a single storey dwelling and undercover car parking area.

PLANNING

Full planning permission was given on 11th August 2016 ref 16/02104/FULL for the erection of one dwelling house and access via a private track to the public road.

All plans and reports are available on the Fife Council website under ref: 16/02104/FULL.

DIRECTIONS

From St Andrews follow the A915 towards Largoward. At the Higham crossroads picnic site turn right towards Peat Inn. At the T-junction turn left and first right towards New Gilston. Turn right at the next T-junction and continue through the village towards Woodside.

Within Woodside there is a bus stop on the left and just after this is a gate. Please park in the gateway and proceed on foot down the track. Pass through another gate and Appleton is in front bounded by three trees.

