

PLANNING

Planning permission in principle was granted on 26th August 2015 for change of use and alterations to an agricultural building to form a dwelling house. Full details of the planning permission are available on the Fife Council website www.fifedirect.org.uk/planning. Ref 14/03122/PPP.

Any purchaser will require to submit detailed planning permission and building warrant applications.

SEPA

There is a SEPA registered septic tank and surface water system in existence on the property.

VIEWING

Strictly by appointment with the Selling Agents – 01334 479479. Note: Please take care whilst viewing and any access is at the viewers risk.

SERVICES

The building has mains electricity and water connections. A private septic tank is situated on the north boundary. A surface water soakaway is situated to the east.

FLOOD RISK ASSESSMENT

A SEPA approved flood risk assessment was carried out by Terrenus. A copy is available on the Fife Council Planning website. The ground floor level will require raising and internal walls have been constructed to allow the raised floor level.

ASKING PRICE

Offers over £195,000 are invited.

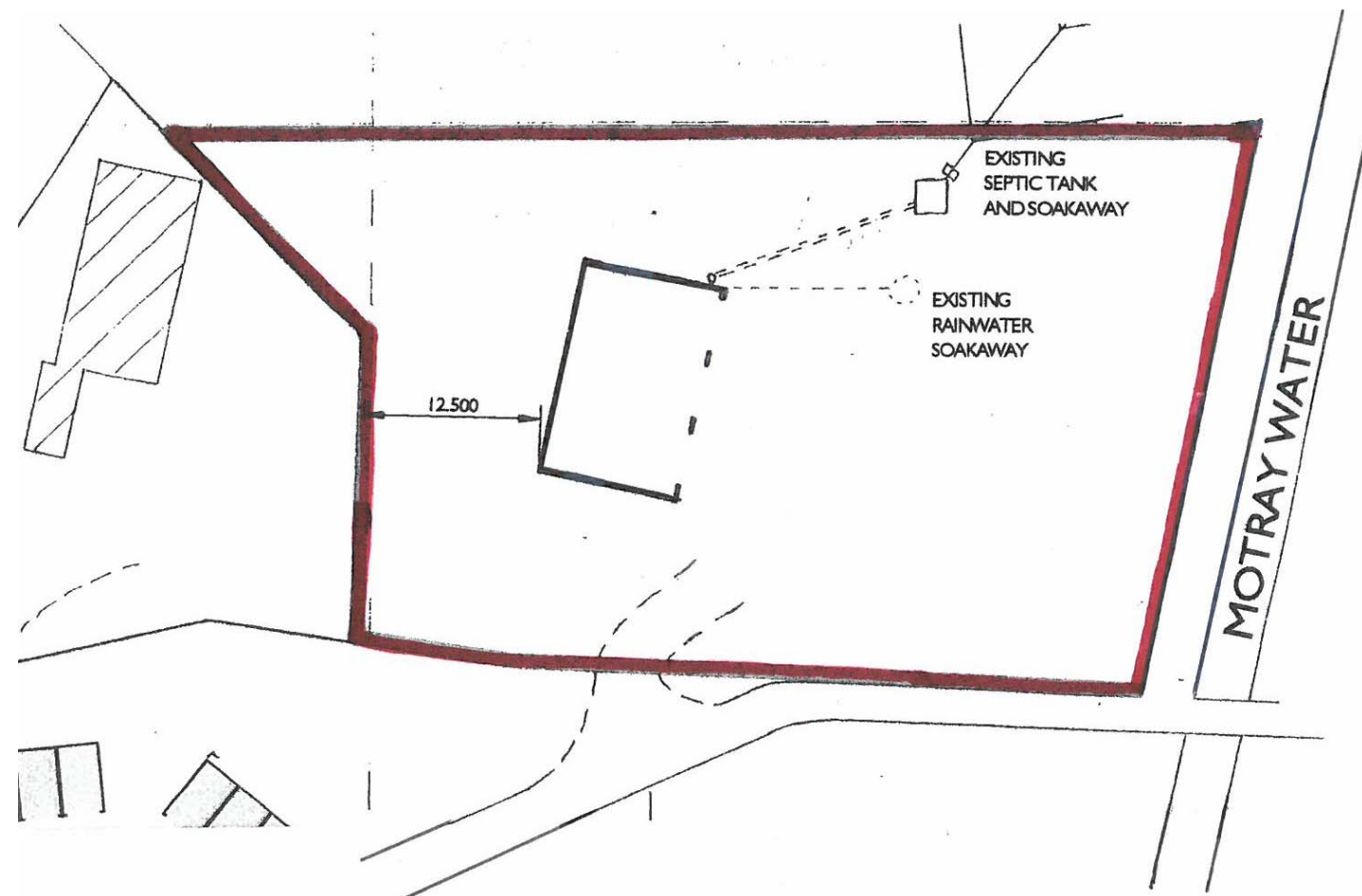
OFFERS TO:-

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 2016 Licence Number 100010747.



St Andrews 6 miles

Cupar 7 miles

Dundee 7 miles

Edinburgh 50 miles

The Farm Building, Southfield Steading, By Balmullo, St Andrews, Fife



**A FORMER FARM BUILDING WITH PLANNING PERMISSION IN PRINCIPLE TO
CONVERT TO RESIDENTIAL DWELLING IN AN ACCESSIBLE RURAL LOCATION**

**Mains electricity and water connected
Private septic tank installed
Ground Floor Area 150 m²
Large garden**

GENERAL DESCRIPTION

The farm building is situated near to a select and fashionable development of architect designed high quality houses sympathetically designed to complement the former farm steading. The building faces south east overlooking attractive countryside and St Michaels golf course in the distance. The garden area extends close to Motray Water which is an attractive burn leading to the River Eden.

SITUATION

The farm building is located in a popular area of North East Fife and within easy reach of both St Andrews and Dundee. It is situated in a private and unspoilt country setting about 1 mile from Balmullo. Edinburgh is about 1¼ hours drive away and Leuchars mainline railway station is only 2 miles distant.

Within Balmullo there is a shop, post office and health centre while the University town of St Andrews and city of Dundee, with all their associated leisure and recreational amenities, are only 10 minutes away by car.

Primary schooling is available locally at Balmullo and excellent secondary education at St Andrews and Cupar. Private education can also be found at St Leonards in St Andrews.

DIRECTIONS

From St Andrews follow the A91 to Guardbridge and turn right towards Dundee. Continue past Leuchars to the St Michael crossroads. Turn left towards Balmullo and under the railway bridge. Continue up the hill and turn left at the top of hill into a private tarmac driveway. Follow the road down through the steading houses and the farm building is on the left after the steading. For route planning the post code is KY16 0BP.

THE FARM BUILDING

The building has a footprint of 15 x 10m and is 8.85 metres to the apex and 3.15m to the eaves. It has a structural engineers certificate.

Walls:- 150mm 7.5N Blocks with 50mm airgap, 50mm polystyrene insulation, 100mm 7.5N block tied together on concrete foundations 1000mm wide and 450mm deep with reinforcing mesh. Walls are harled to eaves height with timber walls above.

Floor:- 100mm concrete with reinforcing mesh over blinded hard core.

Roof:- Tiles on buttons on counter battens with slate felt on 9mm sterling board on 200mm x 50mm trusses. 125mm x 25mm wall plates and rolled steel joists.

Septic Tank:- 100/110mm pipe to Klargest tank.

Ground floor level:- This needs to be raised and internal walls have construction in place to allow the raised floor level.

