



RETTIE

—
PLOT AT

Chapel Steading Aberdour

**Residential Development
Opportunity with Planning Consent**

Serviced Plot, Chapel Steading,
Aberdour, Burntisland, Fife

For Sale

Description

The land at the former Chapel Steading presents an opportunity to acquire an attractive residential plot with planning consent for a two-bedroom single storey house near the village of Aberdour, Fife. The plot forms part of the wider three-plot development of homes and the land on offer extends to approximately 0.28 acres.

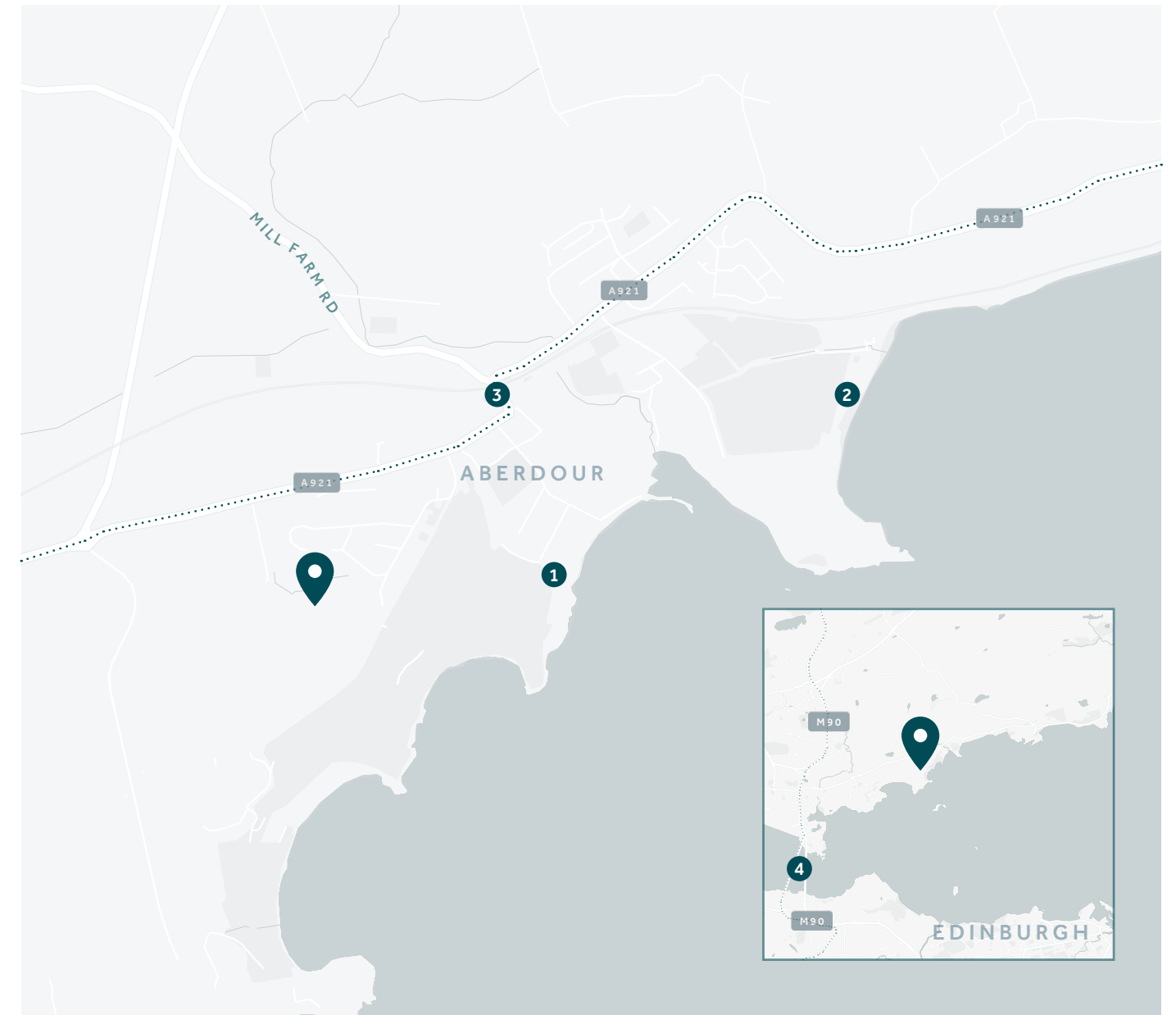
The proposed development offers a spacious open plan kitchen, living and dining space that provides garden access through sliding doors, offering views across the Forth. The two bedrooms are accessed from the entrance hallway and off the living room respectively. A generous parking area is provided to the east of the house and is accessed from the farm track to the south. There is potential to extend the design to include a private garage. The house is accessed directly from a new driveway off Otterston Loch Rd.



The Architect

The homes are designed by award-winning architects, **Izat Arundell** based in the Outer Hebrides of Scotland.

Their self-designed and self-built home, Caochan na Creige on Harris, earned rural House of the Year at the 2024 Dezeen Awards and the RIAS/Laurence McIntosh Award for Architectural Interior at the 2025 RIAS Awards.



The Area

- 1 ABERDOUR GOLF CLUB
- 2 SILVER SANDS BEACH
- 3 ABERDOUR STATION
- 4 QUEENSFERRY CROSSING

Location

The plot sits on the former Chapel Steading and benefits from an elevated position above the towns of Aberdour and Dalgety Bay. Chapel Steading boasts impressive views along the firth of Forth and to the three bridges that connect the north and south.

The plot is just a 5-minute drive from Aberdour, a scenic and highly sought-after village located on the south coast of Fife, often referred to as the "Jewel of the Forth". This historic Conservation village offers spectacular views across the Firth of Forth to Inchcolm Island and the Edinburgh skyline. The village's rich heritage, charming architecture and quality of life make it one of the most desirable residential locations in Fife, supported by a strong and resilient local property market. Aberdour is highly accessible by both road and rail. The railway station is just a

7-minute drive from the plot and provides regular services to Edinburgh, the central belt and beyond. By road, the plot can be reached from central Edinburgh in approximately 45 minutes via the Queensferry Crossing.



Tenure

Heritable (Scottish equivalent of English freehold).

Planning Permission

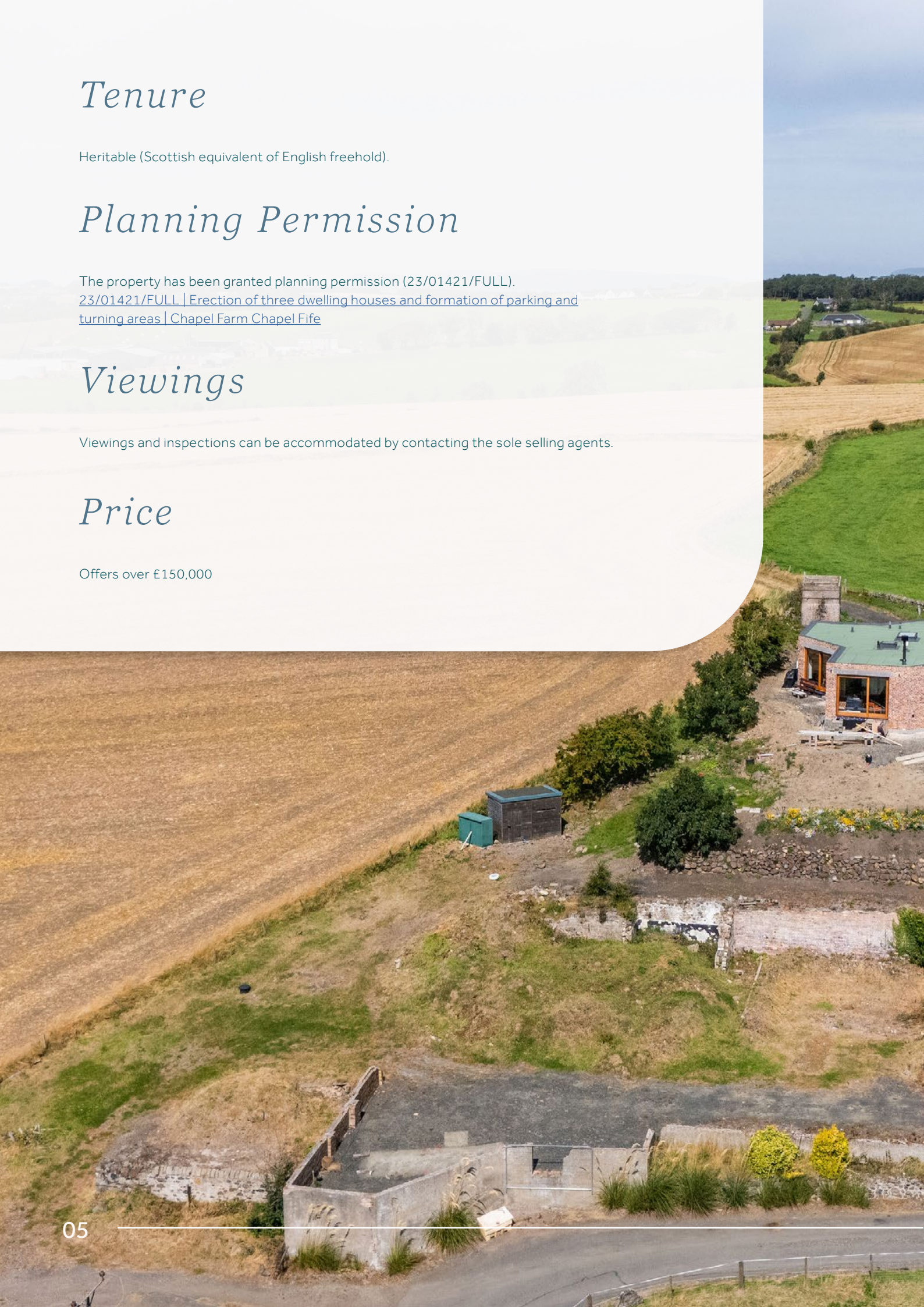
The property has been granted planning permission (23/01421/FULL).
[23/01421/FULL | Erection of three dwelling houses and formation of parking and turning areas | Chapel Farm Chapel Fife](#)

Viewings

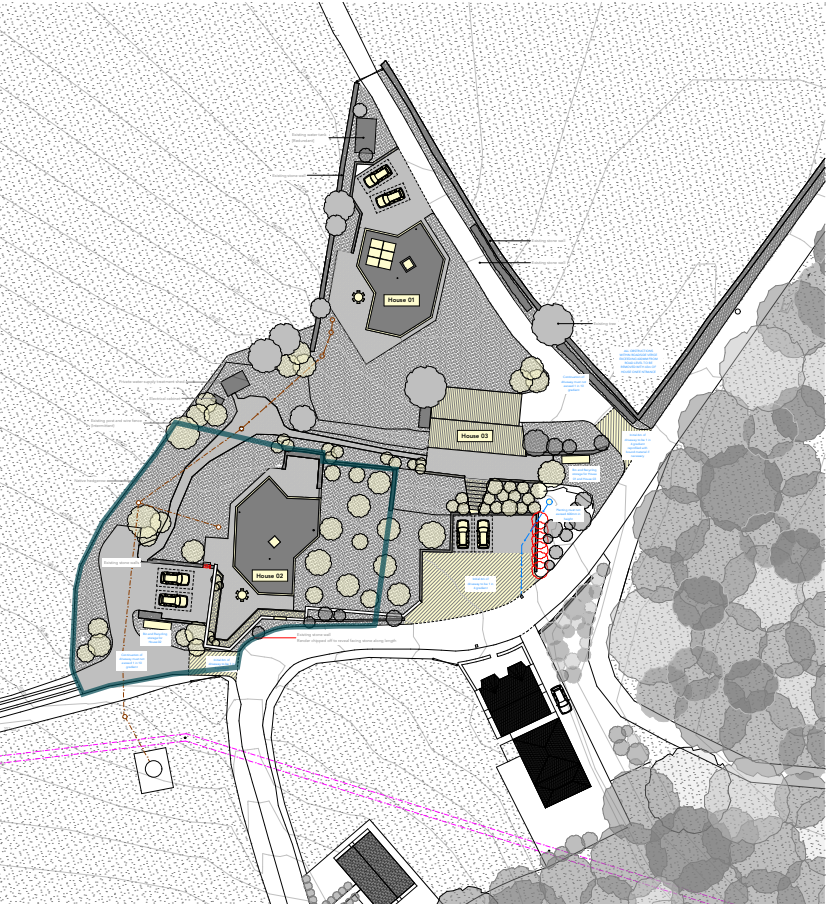
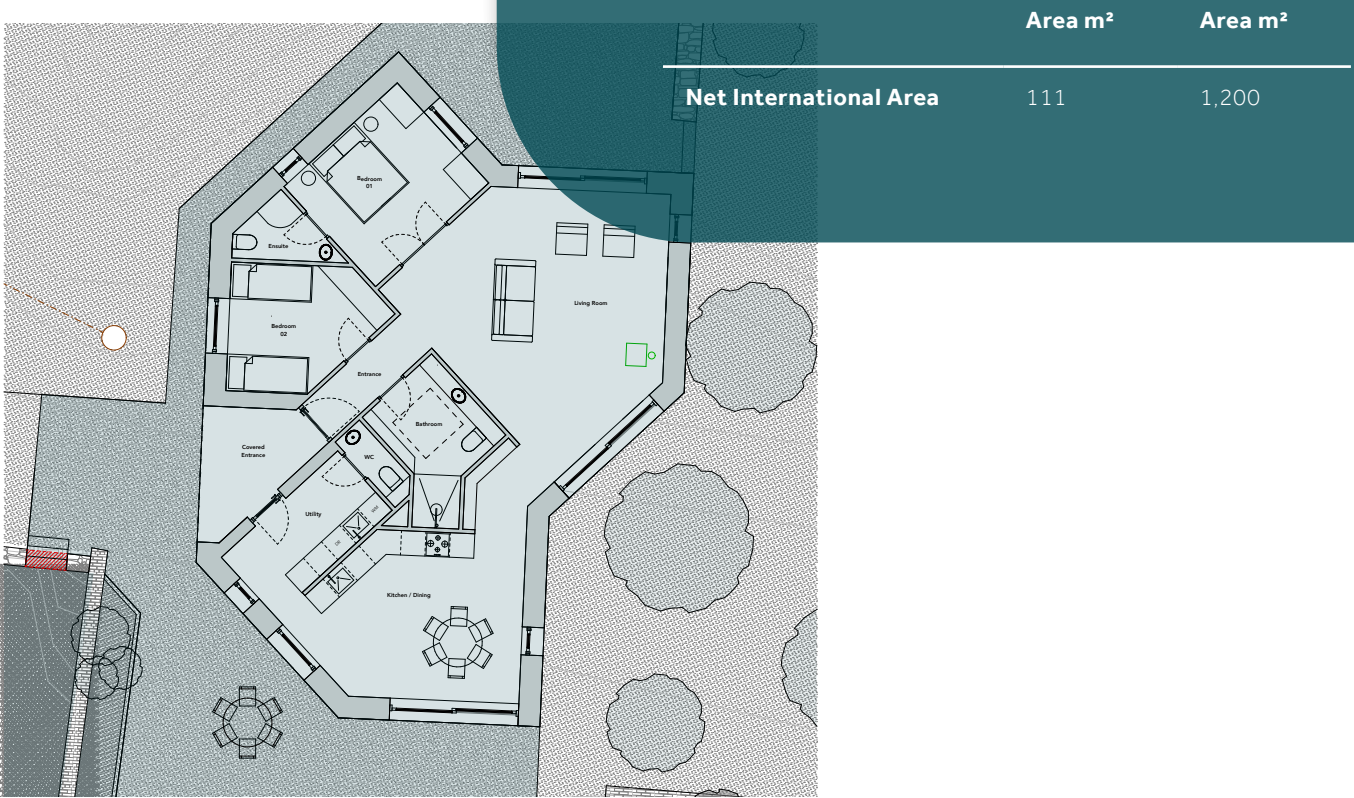
Viewings and inspections can be accommodated by contacting the sole selling agents.

Price

Offers over £150,000



Areas





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Chapel Steading Aberdour

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Sole Agents

For offers, viewings or further information please contact the sole agents

ALASTAIR HOULDEN

Phone | 0131 624 9032
Mail | alastair.houlden@rettie.co.uk

JOANNA TINSON

Phone | 0131 624 9040
Mail | joana.tinson@rettie.co.uk

ARCHIE HENDERSON

Phone | 0131 322 2654
Mail | archie.henderson@rettie.co.uk