

FRITHFIELD FARM STEADING

By Crail, Fife, KY10 3LD

RETTIE



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A substantial, predominantly stonebuilt farm steading range, situated amongst fertile lowground farmlands, close to the villages of Crail and Anstruther, in the East Neuk of Fife.

Offering scope for conversion or partial conversion to residential and/or commercial uses subject to planning consent.

Preliminary architect's plans show scope for 12 dwellings.

Steading and Adjoining Ground of about 3.79 Acres

Farm Road and verges owned.

About 6 Acres in All

St Andrews 8 miles, Crail 4 miles, Anstruther 3 miles, Kingsbarns 6 miles
(All distances are approximate)





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Situation

Frithfield Farm Steading is situated inland from the fishing villages of Crail, Anstruther and Pittenweem. It is surrounded by open arable farmlands and there are fine views over the surrounding farmlands to the Firth of Forth and the remainder of the Fife coastline.

Anstruther is the largest of these fishing villages and one of Fife's most popular coastal destinations. Both it and Crail are renowned for their picturesque harbours, vibrant communities and excellent range of amenities. All combine to offer a great combination of coastal charm and everyday convenience.

The East Neuk coastline is famous for its scenery, fishing villages and wide range of outdoor pursuits. The Fife Coastal Path runs along the coastline providing miles of spectacular walking, whilst sailing, golfing and water sports are all readily available throughout the area. Alongside Anstruther and Crail, the remaining East Neuk villages of St Monans, Pittenweem and Elie are all within easy reach, offering many further recreational opportunities.

The historic university town of St Andrews lies about eight miles away and provides an extensive range of cultural, educational and leisure facilities, including its internally renowned university and world-famous golf courses.

General Description

Frithfield Farm Steading is a primarily stone built range of farm buildings, which remain largely unaltered from their original form. The buildings are primarily constructed of stone (both dressed and random) walls under pitched, timber framed and pantile clad roofs, and incorporate a former bothy, cattle courts, workshop, 2 storey cart shed and barn and a range of stores. The surrounds are partly concreted and partly stone roadway.

To the rear and north of the stone range there are more recent buildings, predominantly steel framed, with corrugated sheeted cladding. These are in variable repair and include the former grain dryer. To the north east is a large area of open ground which may offer scope for additional development or paddock grazing/carpark etc.

Subject to planning consent, the buildings offer a range of opportunities for development, including solely residential or solely commercial, or mixed uses incorporating workshops, offices, residential and other commercial uses such as retail.

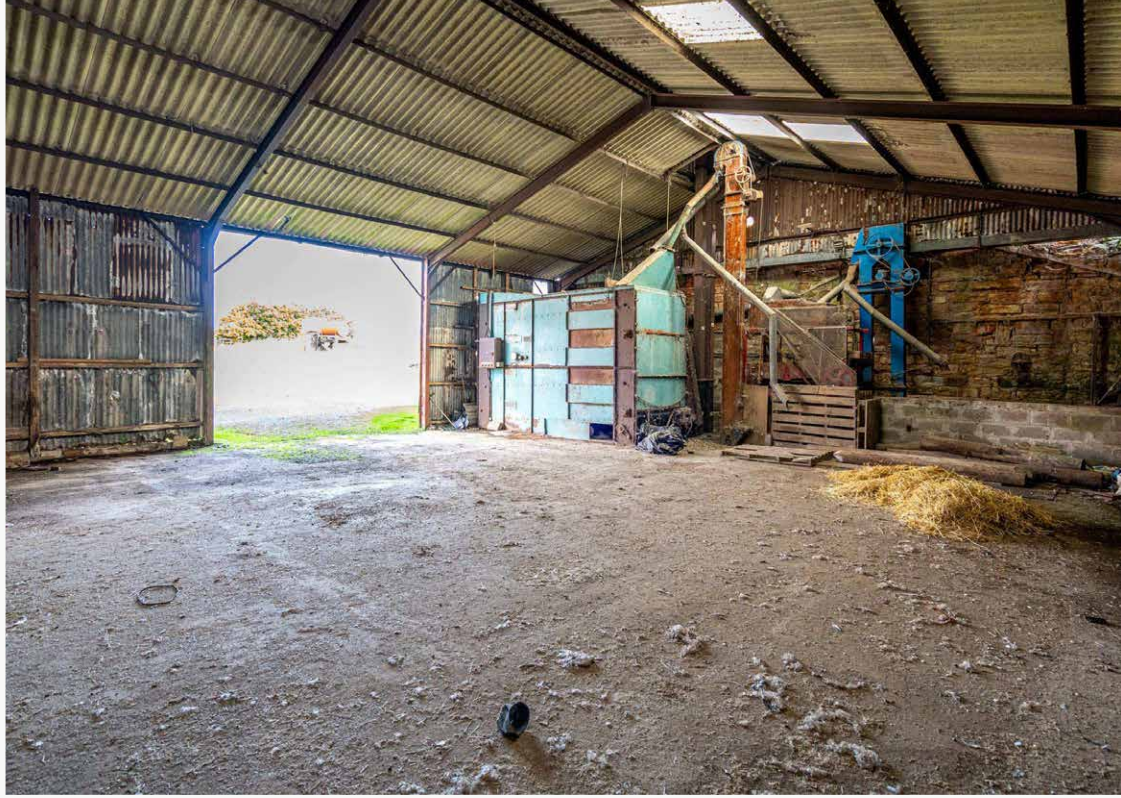
The overall site extends to about 6 acres. The steading area including an extensive area of Greenfield space, predominantly to the east and north-east of the steading range is about 3.8 acres. The balance of the land is the farm road and verges.

On the higher areas of ground within the subjects of sale, there are fine views over the surrounding farmlands to the Fife coastline.

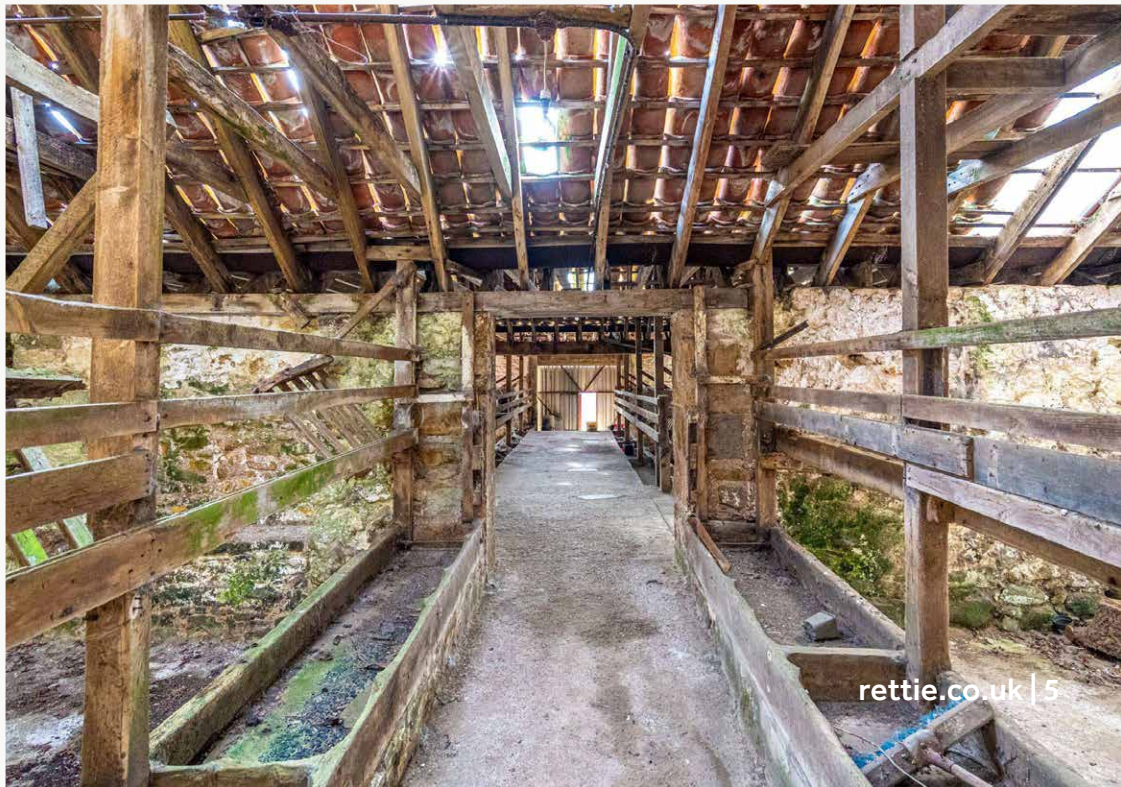












Vacant possession will be available on completion and it should also be noted that there are no reserved rights of access in favour of the neighbouring farmer through any part of the subjects of sale.

Included in the sales brochure is an indicative layout showing a development of 12 houses prepared by Iain Gaul Architects. This encompasses a range of dwellings created from the conversion of the existing buildings, as well as three new build dwellings to the north of the traditional range. There is ample further space to the north-east for the creation of additional dwellings at a later date, if consented. Iain Gaul is happy to discuss the opportunity the steading presents with interested parties. Tel: 0131 337 5856 or 07921 394 134.

The sellers title also allows them to create visibility splays at the junction of the farm road and the public road.

GENERAL REMARKS AND INFORMATION

Viewing
Viewing is strictly by appointment with the selling agents Rettie Town & Country, 11 Wemyss Place, Edinburgh EH3 6DH. Tel: 0131 220 4160.

Satellite Navigation
For the benefit of those with satellite navigation the property's postcode is KY10 3LD.

What3Words
Bronzer.earth.narrating

Fixtures and Fittings
The property is sold as seen. The various possessions of the neighbour will be removed ahead of completion.

Entry & Possession
Entry and vacant possession will be by mutual agreement and arrangement.

Services
Mains water and electricity.

TBC

Local Authority
Fife Council, Fife House, North Street, Glenrothes, KY7 5LT; Tel: 03451 55 0000

Solicitors
Thorntons Law LLP, 4th Floor, City Point, 65 Haymarket Terrace, Edinburgh, EH12 5HD; Tel: 0131 225 8705; Gary Thomas or Kirsty Lynch.

Offers
Offers should be submitted in Scottish Legal Form to the selling agents Rettie Town & Country at 11 Wemyss Place, Edinburgh, EH3 6DH.

Servitude Rights, Burdens & Wayleaves
The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans
These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.





Websites and Social Media
This property and other properties offered by Rettie can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com , and www.thelondonoffice.co.uk.

In addition, our social media platforms are facebook.com – RettieTownandCountry; twitter.com – RettieandCo; Instagram and LinkedIn.

Proof and Source of Funds/Anti Money Laundering
Under the HMRC Anti Money Laundering legislation all offers to purchase a property on a cash basis or subject to mortgage require evidence of source of funds. This may include evidence of bank statements/funding source, mortgage or confirmation from a solicitor the purchaser has the funds to conclude the transaction.
All individuals involved in the transaction are required to produce proof of identity and proof of address. This is acceptable either as original or certified documents.

Misrepresentations
1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Town & Country, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.

2. The Purchaser(s) shall be deemed to acknowledge that they have not entered into contact in reliance on the said statements, that they have satisfied themselves as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.

3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice
Rettie & Co, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

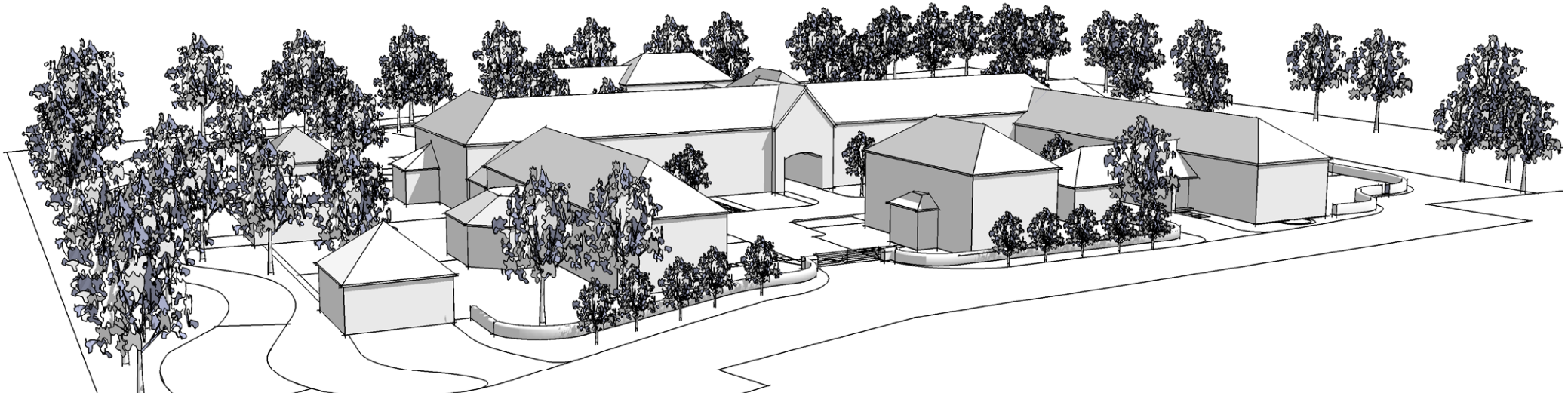
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Rettie & Co. have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.

3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

Anti Money Laundering
All sellers and buyers will be required to complete Anti-Money Laundering (AML) checks via our specialist third-party provider, Coadjute, who conduct these checks on our behalf. These checks will include identity verification, proof of address, and proof of funds if applicable. For further information on how your personal data is processed, please refer to Rettie's Privacy Policy [Privacy Policy | Rettie] and Coadjute's Data Security Statement [Data Security Statement - Coadjute].

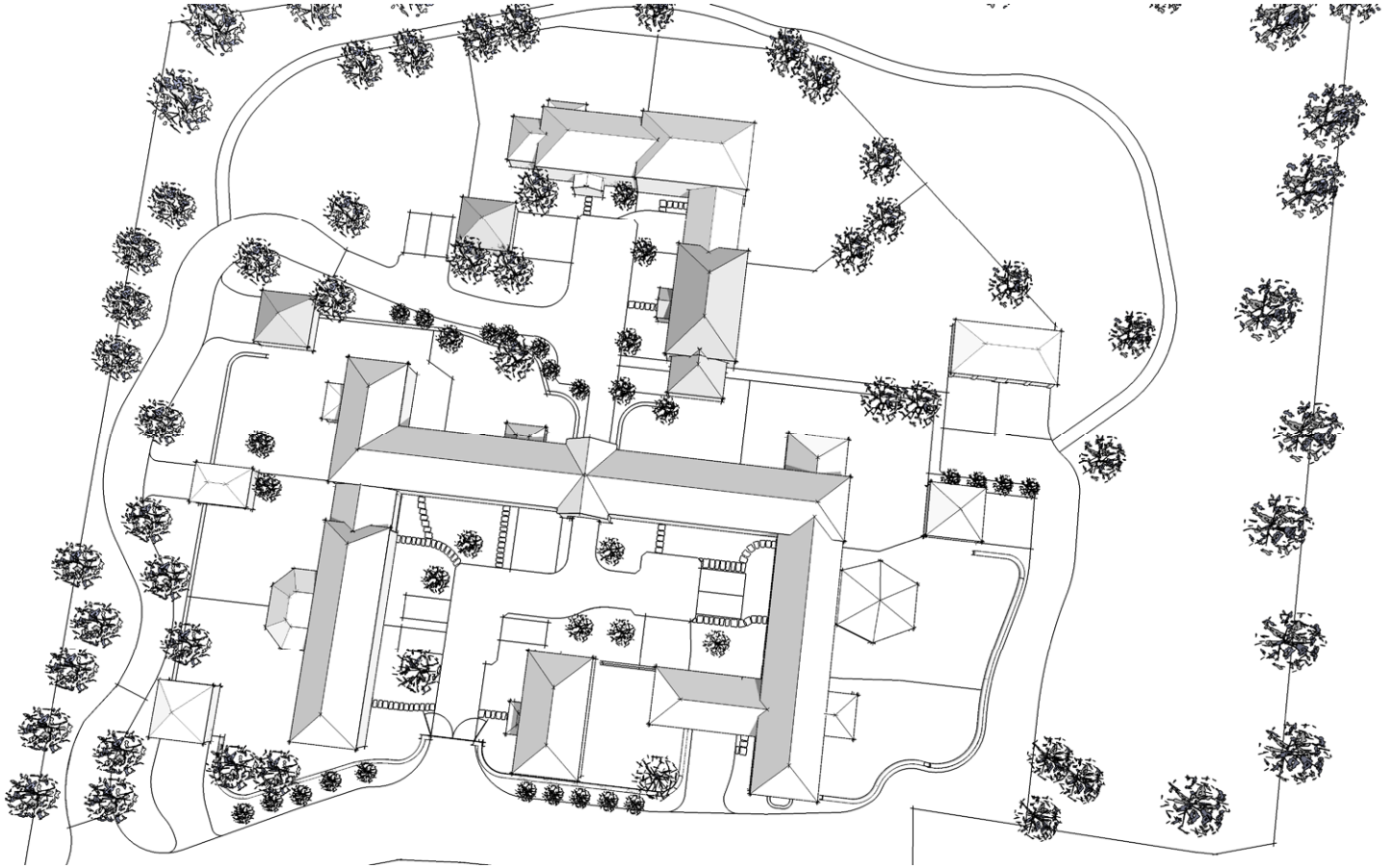


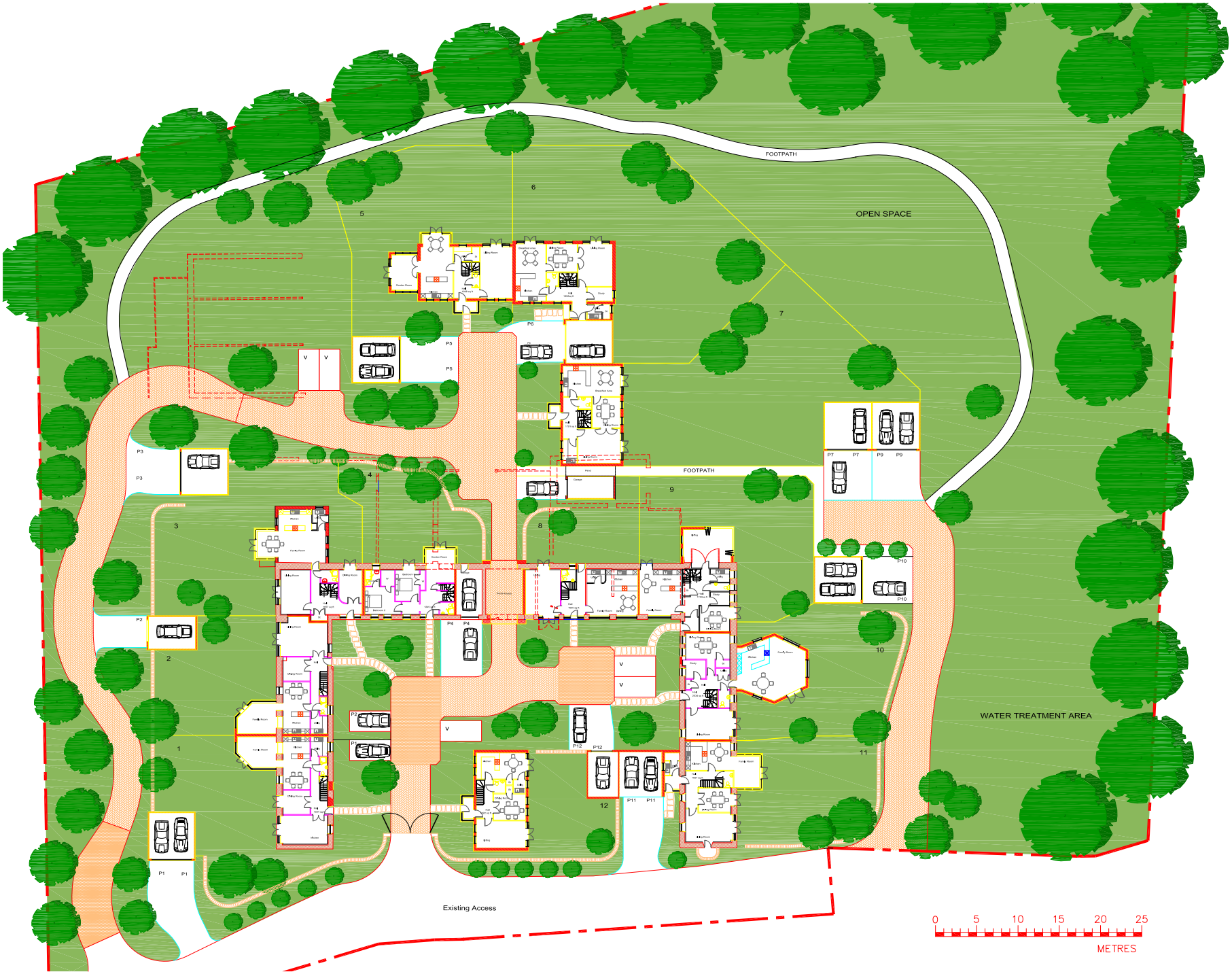


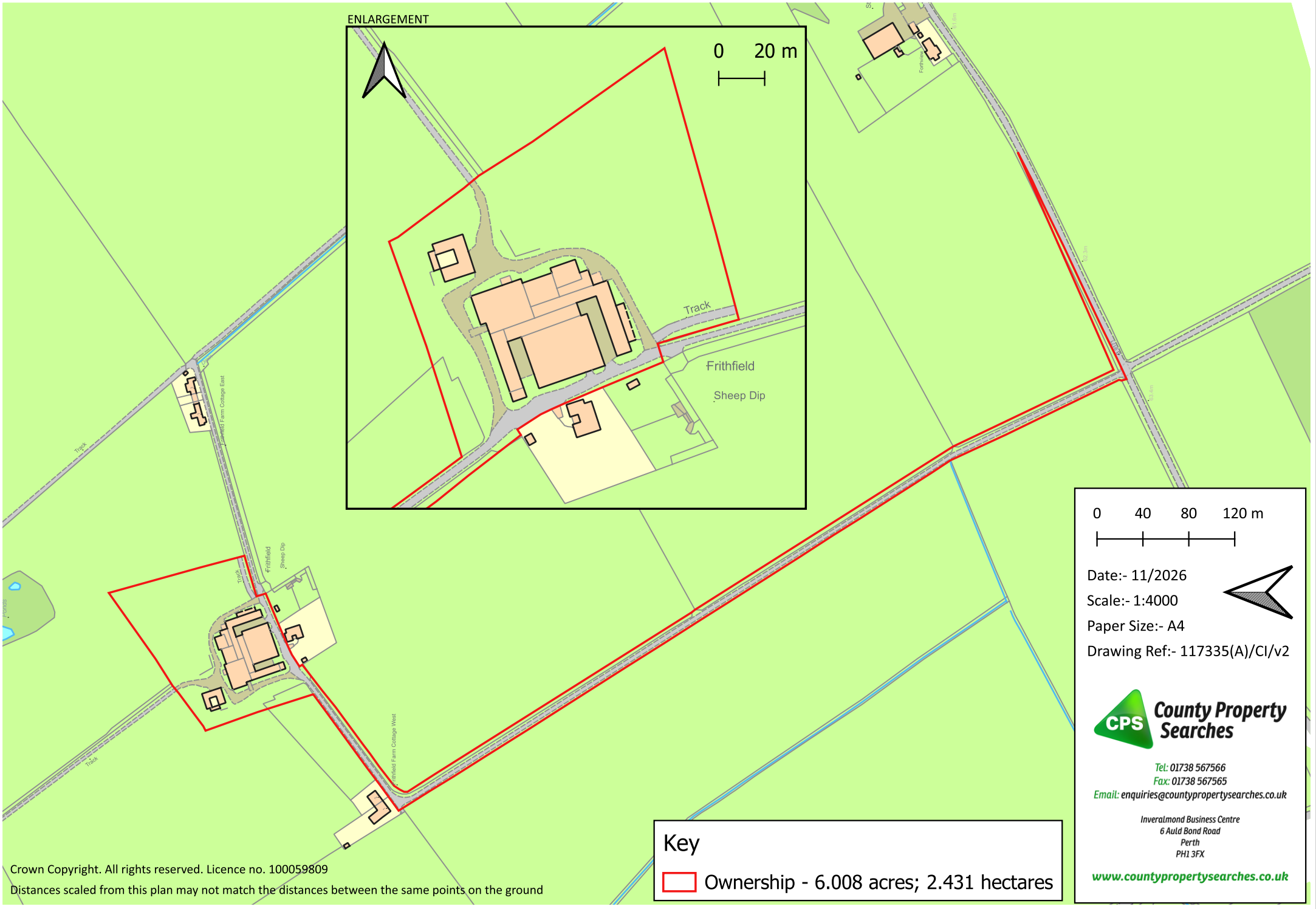









FOOTPATH
OPEN SPACE
FOOTPATH
WATER TREATMENT AREA
Existing Access
0 5 10 15 20 25
METRES



County Property Searches
Tel: 01738 567566
Fax: 01738 567565
Email: enquiries@countypropertysearches.co.uk
Inveralmond Business Centre
6 Auld Bond Road
Perth
PH1 3FX
www.countypropertysearches.co.uk

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Distances scaled from this plan may not match the distances between the same points on the ground



RETTIE

0131 624 4183

mail@rettie.co.uk

11 Wemyss Place
Edinburgh
EH3 6DH