

SITE OF A FORMER DWELLING WHICH WAS LATTERLY USED AS A GARAGE.

DEVELOPMENT SITE AT OAKUM BAY ROAD • NEWMILLS • DUNFERMLINE • KY12 8SS



**DM HALL**

# Property Details

Site of a former dwelling which was latterly used as a garage.

Culross approximately 2.4 miles

Dunfermline approximately 6.1 miles

Stirling approximately 17 miles

- Rare opportunity to acquire an accessible site
- Established residential community
- Land and buildings may present development potential (subject to obtaining necessary consents)
- Approximately 0.13 hectares (0.31 acres) in total.

**Offers over £90,000**



## SITUATION

Newmills is a popular coastal village situated approximately six miles west of Dunfermline City Centre. There are popular coastal walks, cycle paths and local shops. The site is accessed via Oakum Bay lane with residential neighbours and open protected space to the south.

The Royal Burgh of Culross, some 2.4 miles distant is a picturesque coastal village dating back to medieval times. 16th and 17th Century Culross was a thriving community and sea port, as evidenced by the architectural style of the village and surrounding properties of the period. The villages of Newmills and Culross, and their coastal paths look across the River Forth. For commuters, there is a fast network of roads leading to the Kincardine Bridge, Forth Road Bridges and M90 Motorway (Edinburgh/Perth). Bus services operate close by.

## DESCRIPTION

The property comprises dilapidated buildings and an area of land, which extends to approximately 0.13 hectares (0.31 acres) in total. We understand that the subject is the site of a former dwelling and farm steading historically used for agricultural purposes.

The buildings comprise a two-storey former dwelling and garage. The property appears to be of stone/brick construction, rendered externally. The roof is in a dilapidated condition.

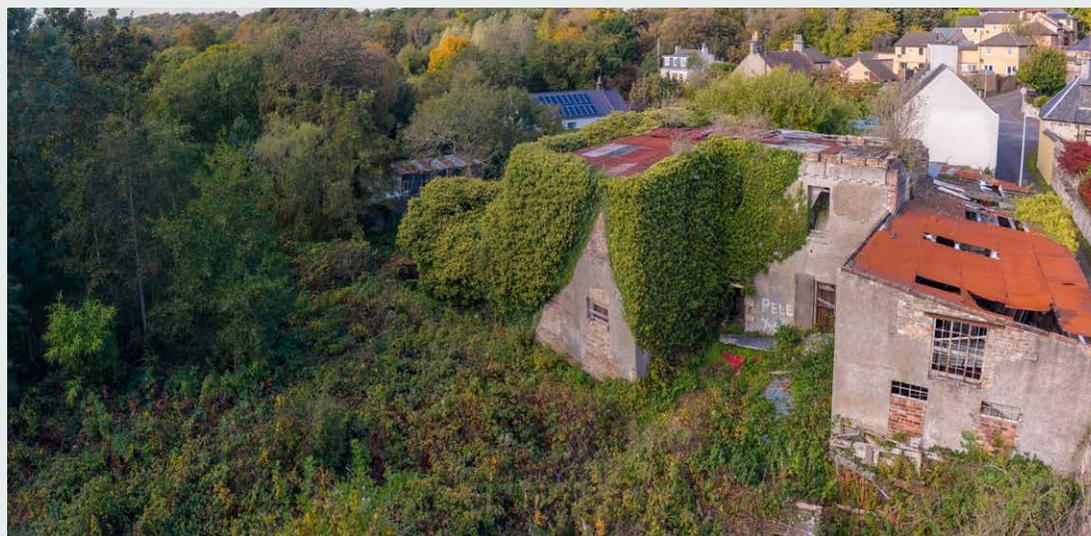
No access was available to the buildings due to the vegetation on site and due to the condition.

Whilst the site was historically serviced until the mid 1990's we are not aware of any current connections. Interested parties should make their own enquiries with reference to reinstating service connections.

The buildings are now in a poor state of repair and an asbestos survey is available from the selling agents. We have measured the outline of the buildings on Promap and this extends to approximately 3,270 sq.ft at ground level. The eastern boundary is part stone wall. A low stone wall forms the western boundary of the site but is currently largely obscured by vegetation.

We understand the garage was last used in the mid 1990's as a garage for commercial purposes. We note there is an entry on the Scottish Assessors Association website with reference 328086400. From review of the Local Development Plan, the south section of the site is designated as Protected Open Space.

No site surveys or technical assessments have been provided. Purchaser enquiring on planning prospects should seek independent professional advice.



### SEPA

According to SEPA Flood Maps, there does not appear to be any risk of flooding at the subject property. It is, however, noted that there is a flood risk to the west of the land. Purchasers should familiarise themselves with the SEPA flood maps: <https://map.sepa.org.uk/floodmaps/FloodRisk/Risk>

### ENVIRONMENTAL DESIGNATIONS & COAL MINING REPORT

The area is affected by historic mining and we would advise interested parties to make their own enquiries with the Coal Mining Remediation Authority. The area to the South is Open Protected Space. The foreshore, to the south of the subjects is a Site of Special Scientific Interest, Special Protection Area, Ramsar Site and a Local Nature Reserve.

### THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed as satisfied themselves in respect thereof.

### LOCAL AUTHORITY

Fife Council  
<https://www.fife.gov.uk/>

### DIRECTIONS

For satnav purposes the property postcode is KY12 8SS and if using what3words the address is <https://w3w.co/waistcoat.trailing.jeering>

### HEALTH & SAFETY

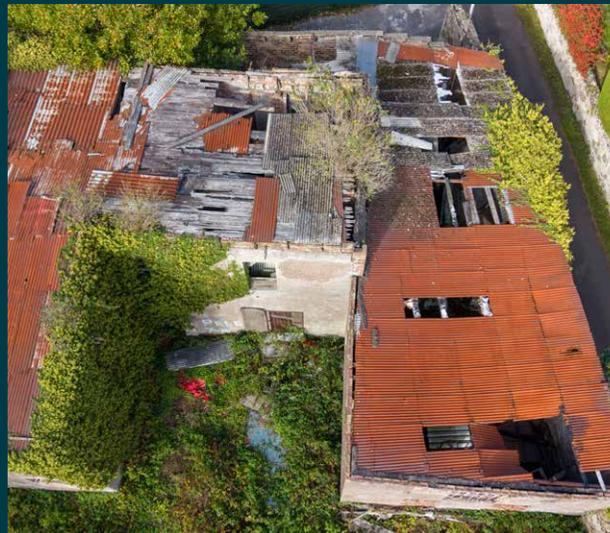
Appropriate caution should be exercised at all times during inspection particularly in reference to the redundant buildings and uneven surfaces over the land. An asbestos survey has been carried out on the buildings and is available from the selling agents.

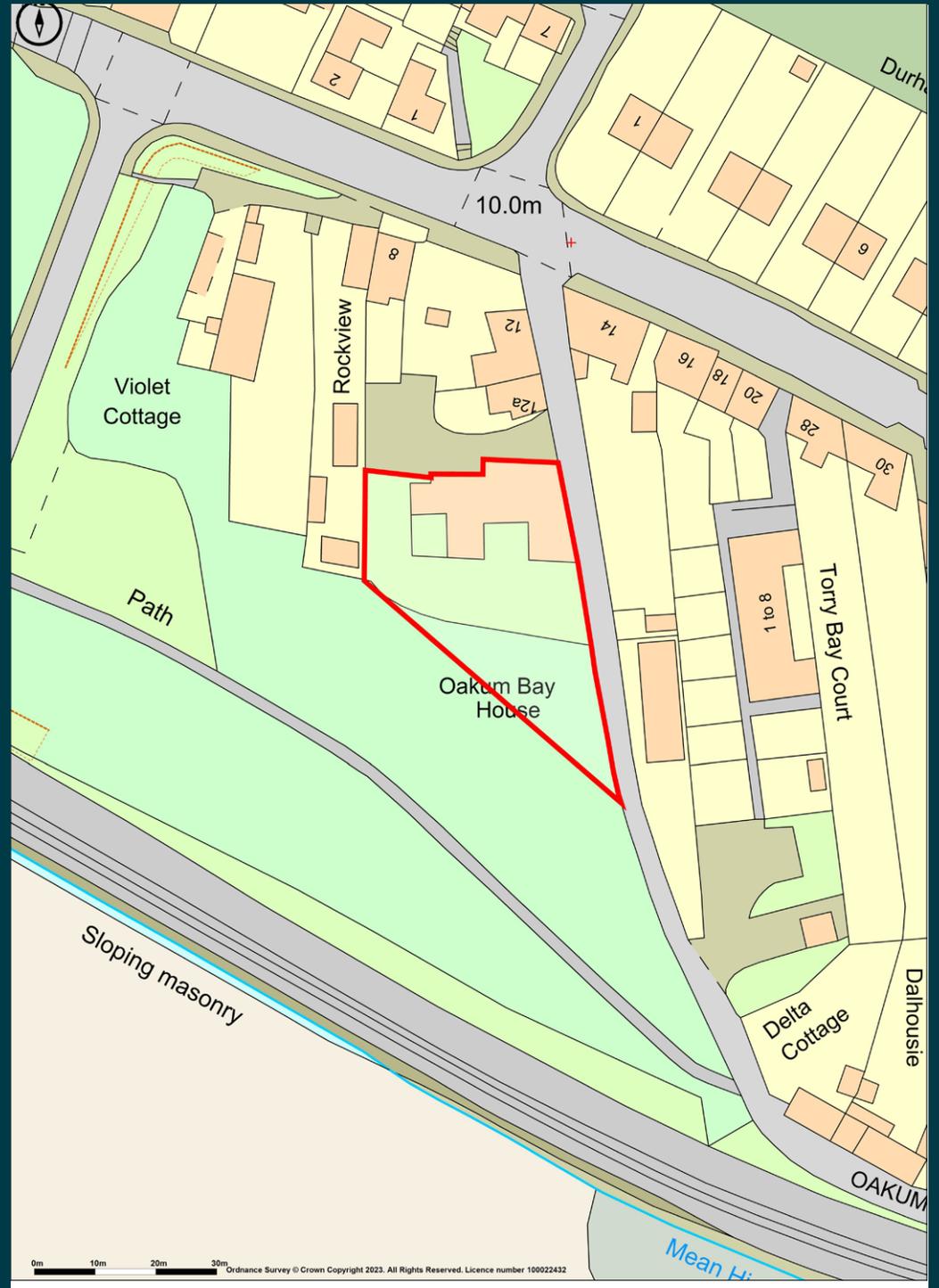
### VIEWINGS

Strictly by appointment with the Selling Agents, viewings may be accompanied. Access is limited due to the vegetation and there is strictly no access to the outbuildings on the grounds of Health & Safety.

### DATE OF ENTRY

Date of entry shall be by mutual agreement.





## OFFERS

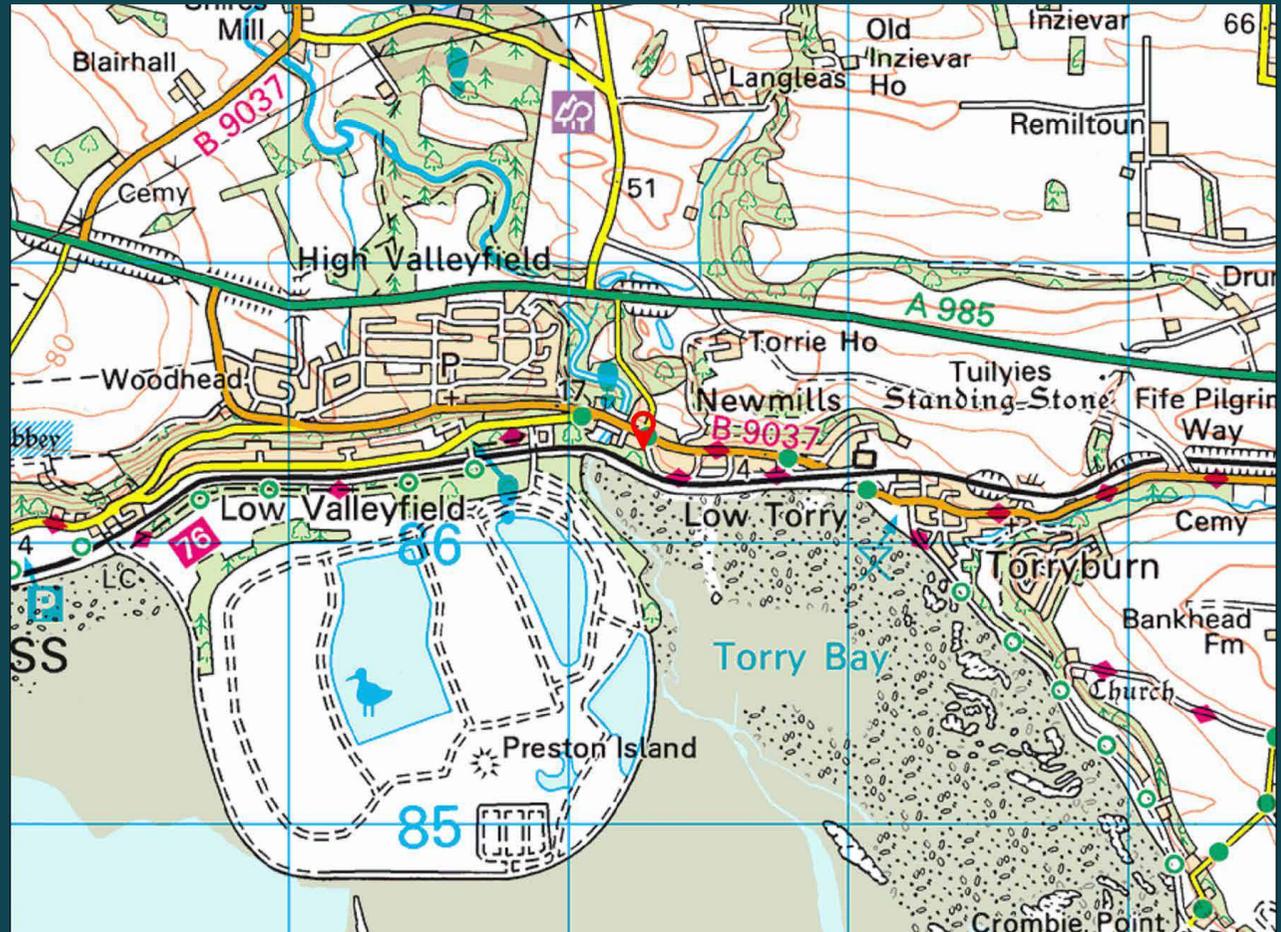
Offers in Scottish Legal Form are to be submitted to the selling agents DM Hall. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents following inspection.

## SOLICITORS

Ross & Connel  
18 Viewfield Terrace  
Dunfermline  
KY12 7JH

## ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either: a) Originals of primary (e.g. a passport) and secondary (e.g. current council tax or utility bill) ID; or b) Copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy of ID for AML purposes. Failure to provide this information may result in an offer not being considered.



## Make an enquiry

For all enquiries please call the rural team at DM Hall on 01786 833 800  
or email [rural@dmhall.co.uk](mailto:rural@dmhall.co.uk)

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