

PLOTS OF LAND AT SPRINGFIELD CHURCH, MANSE ROAD, SPRINGFIELD, FIFE, KY15 5RY

THE CHURCH OF SCOTLAND
EAGLAIS NA h-ALBA



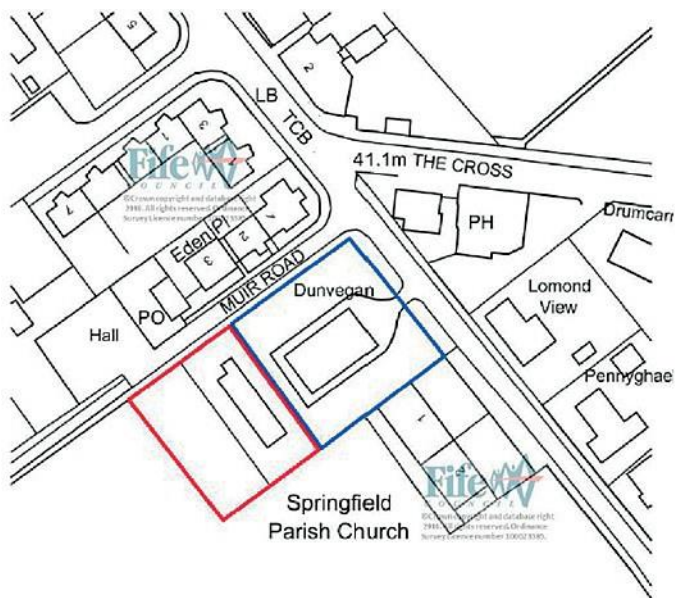
An excellent development opportunity with planning permission in principle for two houses, located in the village of Springfield in Fife. The subjects are located to the rear of Springfield Church. The planning permission is for two plots - Plot A which accumulates to 71.2m² and includes the Church Hall, and Plot B which accumulates to 71.8m². Access to be created onto Muir Road. The seller would ideally like to sell both plots as one sale.

Springfield is a popular residential village in Fife, well served with local amenities including convenience shops and a primary school. Further services can be found in Cupar, just over 3 miles away. The village is served by excellent transport links, with Springfield railway station and the A91 road being within easy reach. Local bus services allow access to Glenrothes, St Andrews, Cupar and Strathkiness.

MISS MARY E MACLEOD LL.B., N.P.
Solicitor of the Church

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VIEWING

For viewing arrangements or further information please contact the Church of Scotland Law Department on 0131 240 2263.

OFFERS

Offers which do not contain suspensive conditions will be looked upon favourably; however, conditional offers may be entertained dependent upon the level of information provided as to the proposed scheme.

Offers over £150,000 are invited for the whole site and should be submitted in writing to:-

Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.org.uk

DESCRIPTION

Plot A – 71.2m²
 Plot B – 71.8m²

The site comprises open ground, outlined in red on the plan, within the rear curtilage of Springfield Parish Church. Plot A currently contains a single storey building which has a shallow pitched roof and timber clad construction. Plot B is currently used as the grounds of the Hall. The site is defined by grassed ground bounded by a stone wall with a pedestrian access onto Muir Road. This will need to be widened to also allow vehicular access. To the east is the Church, which is a Grade C Listed Building, fronting onto Manse Road.

PLANNING

The site has planning permission in principle for two dwellinghouses subject to conditions. The application no is 16/00658/PPP and can be viewed on the Fife Council planning portal: <http://planning.fife.gov.uk>.

SERVICES

It is understood that all mains services are available adjacent to the site but no warranty is given and the purchasers will require to make their own enquiries and arrangements for connecting to services.

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

Sellers – The Church of Scotland General Trustees - Scottish Charity Number SC014574.

