



FOR SALE
Signal Station and Cottage

**DAVIDSON
& ROBERTSON**
RURAL SURVEYORS & CONSULTANTS

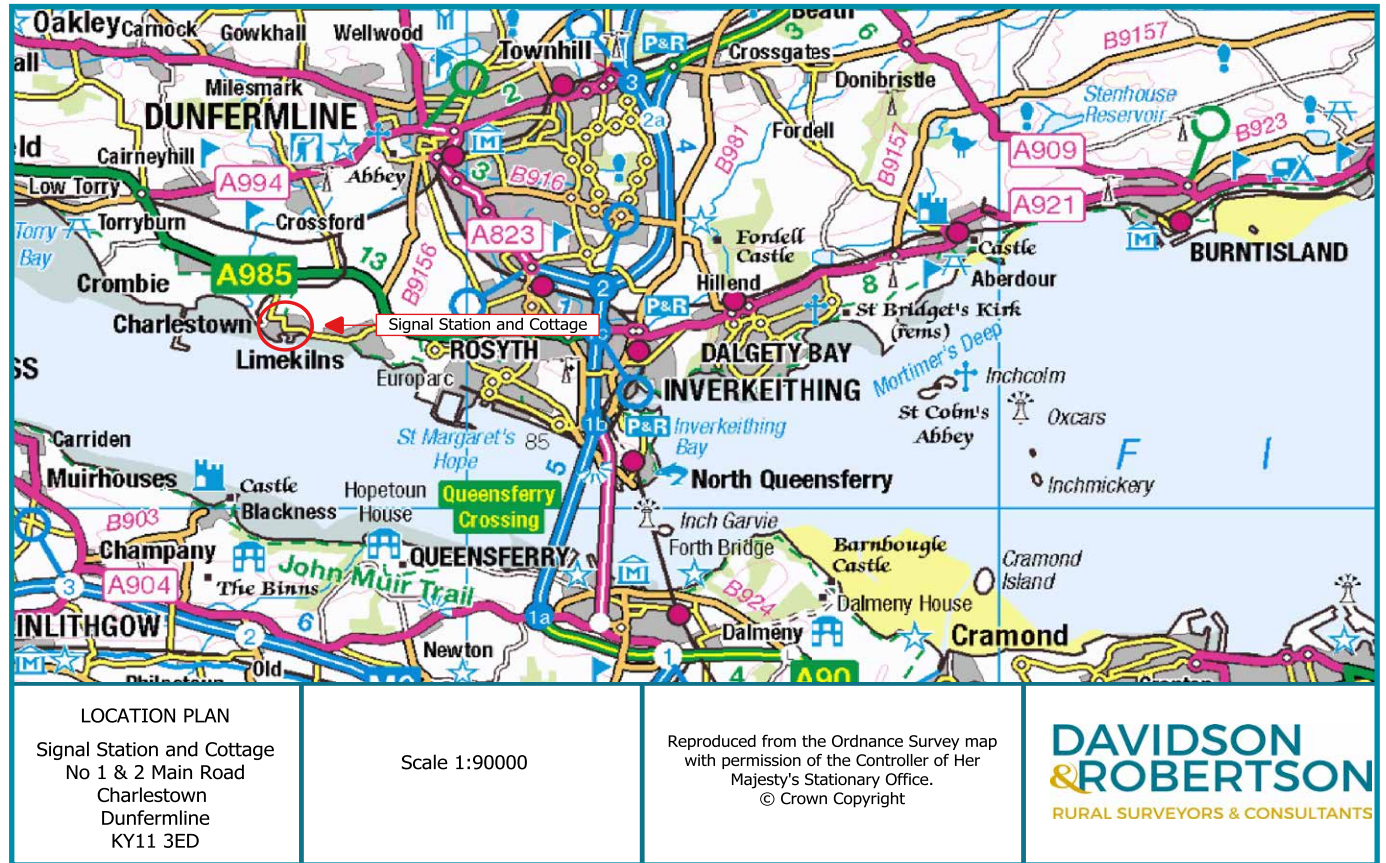
Signal Station and Cottage

No 1 & 2 Main Road Charlestown, Fife, KY11 3ED

A unique opportunity to acquire a site comprising of two semi-detached buildings with development potential in the highly desirable village of Charlestown with views across to the Forth bridges.

- Elevated views across the Firth of Forth
- Excellent access links via the M90
- Development potential

Dunfermline – 3 miles
 Edinburgh – 17 miles
 South Queensferry – 8 miles



Situation

Charlestown is a peaceful and sought after village located on the southern outskirts of Dunfermline. There are a wide range of local amenities nearby and together with the neighbouring village of Limekilns, a local shop, primary school, general practice surgery, parish church, hotels, restaurants, public houses and cafes are all available. The villages also provide a lively range of social and leisure activities including sailing, tennis, bowling and cricket among other clubs and facilities. The location is ideal for commuters, with the A985 trunk road and the Forth and Kincardine Bridges nearby offering convenient road connections and Rosyth station providing rail links to Edinburgh.

Access

The properties are easily accessed from the Main Road at Charlestown and are located to the west of Charlestown's Surgery Practice.

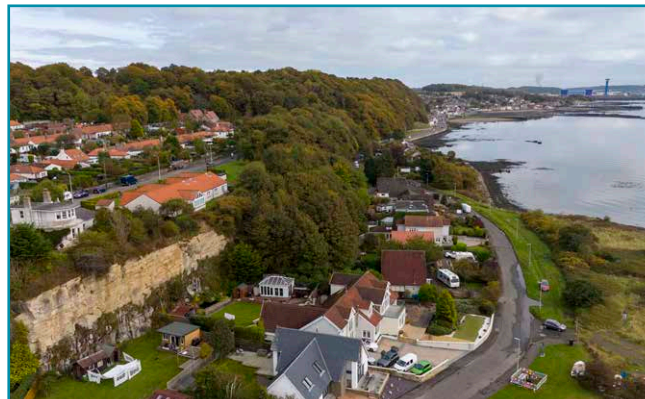
Selling agents

Davidson & Robertson

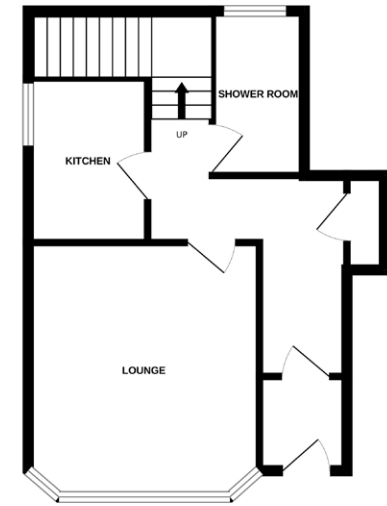
Rural Centre
 West Mains
 Ingliston, Edinburgh
 EH28 8LT

Tel: 0131 449 6212
 Email: sales@drrural.co.uk
 Web: www.drrural.co.uk

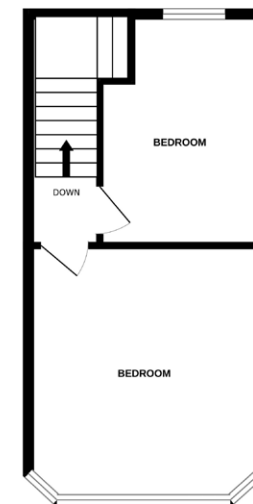
Signal Station



GROUND FLOOR



1ST FLOOR



Directions

When travelling from Rosyth please take the A985 1.3 miles west and turn left onto Dunfermline Rd. Please continue driving west for 1 mile until you reach the Main Road and continue for 0.2 miles and the properties will be located on the left.

When travelling from Crombie please take the A985 1 mile east and turn right onto West Rd. Please continue for 0.7 miles and turn right onto Main Rd and continue for 0.1 miles and the properties will be located on the right.

What3Words

sulky.flickers.signal

Description

Overview

Signal Station and Signal Cottage are wonderfully located properties in an elevated position in the highly desirable village of Charlestown, Fife. Charlestown has the benefit of a semi-rural location while being within an easy reach of cities such as Dunfermline, Stirling and Edinburgh. The properties take access directly from Charlestown Main Road.

History

The Station was built at the time of Lord Fisher's naval reforms which opened three new bases for the Home Fleet on the east coast of Scotland between 1904 and 1910. It served as a Signal Station, alerting naval crews playing football at Broomhall when the German fleet was sighted. This message prompted them to return to Charlestown Harbour and be rowed out to their battle stations.

The Signal Station is formed of two structures - a cottage where the signals team "messed", and the two-storey station attached with offices below and the housing above for the signal lamp. A deck gave access around the upper floor and a line of sight to the Admiralty bases at Rosyth Naval Dockyard and the Munitions Depot at Crombie.

The property was since divided into the 'Station' and the Cottage which were both residential lets. The Station has been vacant since 2019 and the cottage since Autumn 2024.

Signal Station

The Signal Station building is of concrete construction with a harled exterior under a flat roof. The building has a southerly outlook across the Firth of Forth with views to all 3 bridges to the East and further down the Firth to the West. The accommodation is laid across two floors and features a sitting room, kitchen and a bathroom on the ground floor and two bedrooms on the first floor. The property has been vacant for a

number of years and is need of refurbishment.

Signal Cottage

The cottage adjoins Signal Station and comprises 2 bedrooms, a bathroom, kitchen and, a living/dining area. The cottage sits under a pitched slate roof and previously had access into Signal Station via a now blocked up doorway.

Garden

Signal Station and Signal Cottage both benefit from an enclosed garden wrapping around the properties that boast incredible views of the Firth of Forth.

Services

Signal Station and Cottage both benefit from a gas central heating system and mains electricity, water and drainage.

Council Tax

Signal Station and Cottage are both in the Council Tax Band D.

Fixtures & Fittings

All fixtures & fittings are included in the sale at no extra charge. No warranties are given for the fitted appliances.

Energy Performance Certificate Rating

The EPC rating has been assessed as Band D for Signal Cottage and Band F for Signal Station. For full copies of the EPC information and copies of the reports please contact the Selling Agent.

Environmental

The properties are both within a conservation area.

Planning & Development

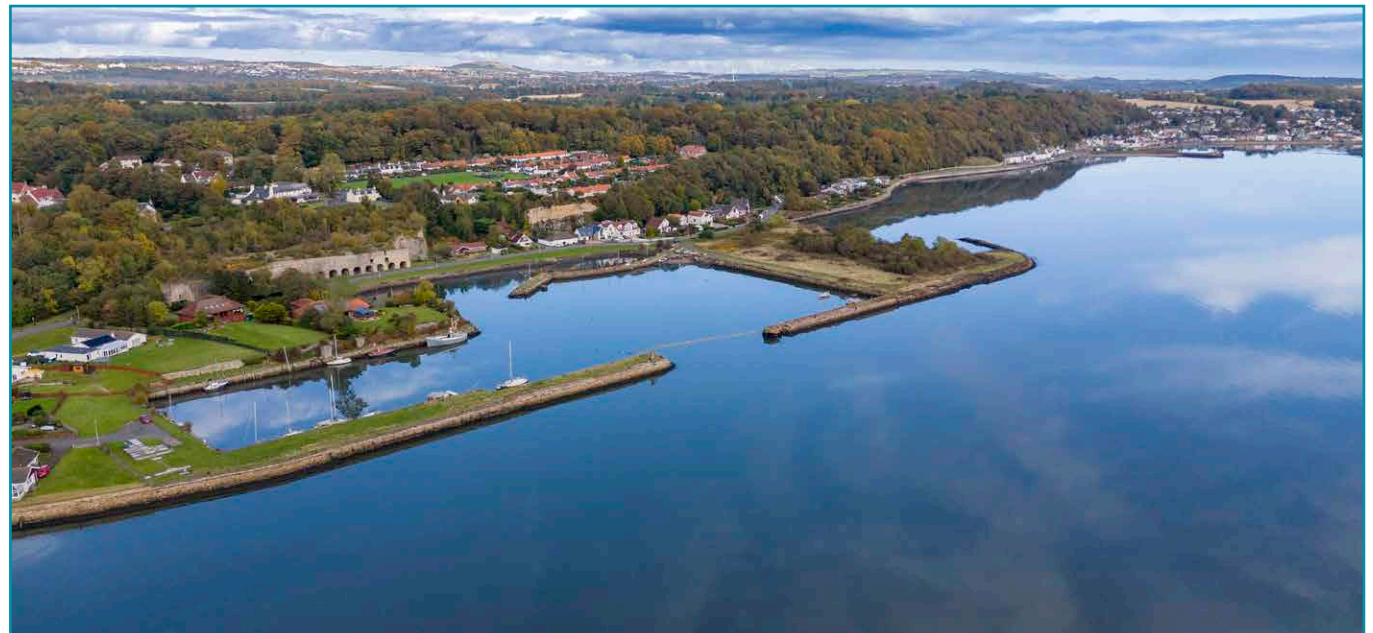
There are no known recent planning applications on the properties. Prospective purchasers should make their own investigations into any planning and building consent and seek relevant professional advice.

Sporting Rights

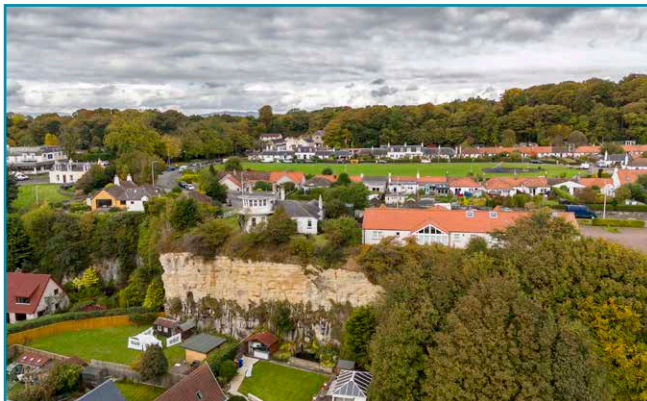
Any sporting rights are included in the sale in so far as they are owned.

Mineral Rights

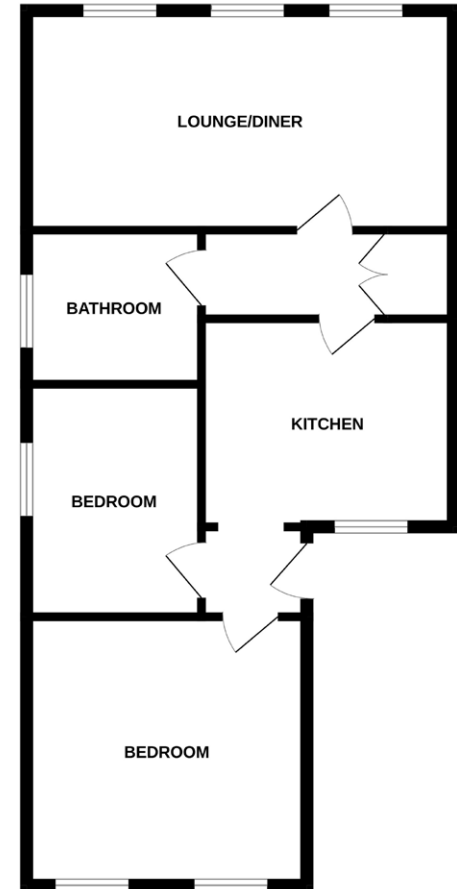
To the extent they are included within the vendor's title.



Signal Cottage



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Local Authority

Fife Council
Fife House
North Street
Glenrothes
KY7 5LT

Plans, Areas and Schedules

These are based on the Ordnance Survey and Title Deeds and are for reference only. They have been carefully checked and computed by the selling agents and the purchaser shall be deemed to have satisfied themselves as to the description of the property and any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

Solicitor

Thorntons
Citypoint, 3rd Floor
65 Haymarket Terrace
Edinburgh
EH12 5HD

Viewing

By strict appointment with the Selling Agents: Davidson & Robertson Ltd. Telephone 0131 449 6212 or via email sales@drrural.co.uk All viewings are to be arranged with the selling agents.

Date of Entry

By mutual agreement.

Deposit

A deposit of 10% of the purchase price will be payable on conclusion of missives. This will be non-refundable in the event of the transaction failing to reach completion for reasons not attributable to the vendors or their agents.

Important Notes

The owner reserves the right to change the method of dealing with the property without any prior notification or change any closing date. Interested parties are therefore advised to register their interest with the agents, following an inspection and having carried out suitable due diligence with regards to the subjects. The owner and their agents reserve the right to

exclude, withdraw or amalgamate any of the land shown at any time. The owner and their agents also reserve the right to generally amend these particulars. The agents also reserve the right to conclude negotiations by any other means at their discretion and a degree of flexibility is available to interested parties.

Closing dates

A closing date may be fixed. Prospective purchasers who have notified their interest through solicitors to the selling agents, in writing, will be advised of any closing date, unless the property has been sold previously. The seller is not bound to accept the highest or any offer, or to go to a closing date.

Offers

Formal offers, in the acceptable Scottish form should be submitted, along with the relevant money laundering paperwork in accordance with The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, through a Scottish Solicitor, to the Selling Agent.

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 to have satisfied themselves in all respects thereof.

Ingoing

The purchaser shall, in addition to the purchase price, be bound to take over any remaining baled silage, straw, hay, fuel etc. Any valuation required, will be carried out by D&R whose valuation will be final and binding both to the vendor and purchaser.

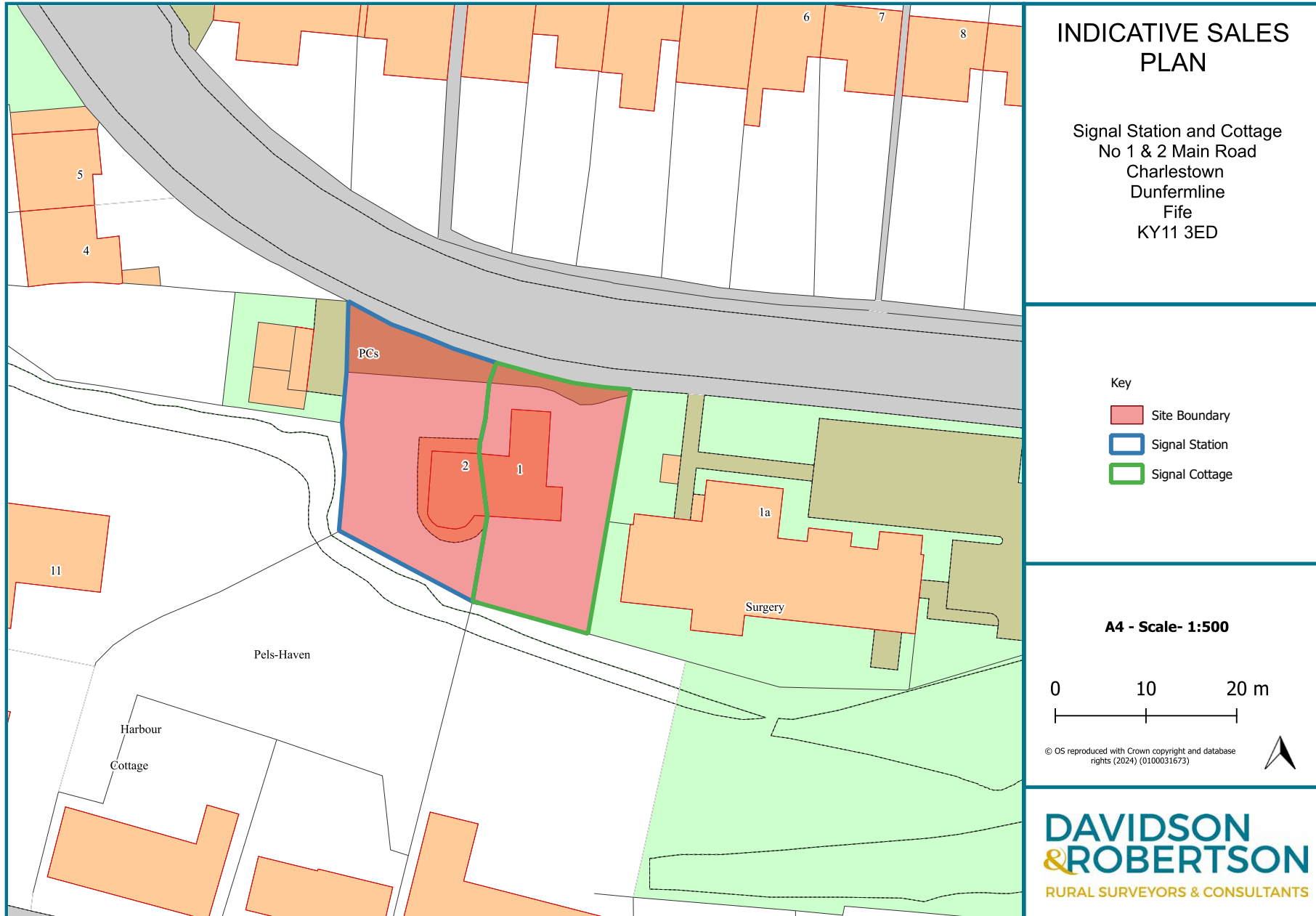
Important Notice

Davidson & Robertson for themselves and for the Vendor(s) or Lessors(s) of the property described in these particulars, whose agents they are, give notice that

1. These particulars are produced in good faith as a general outline only and do not constitute, nor constitute part of, any offer or contract.
2. No person in the employment of Davidson & Robertson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars, nor to enter into any contract relating to this property on behalf of the Agents, nor into contract on behalf of the Vendors.

3. It is the responsibility of any prospective purchaser or lessees to satisfy themselves as to the accuracy of any information upon which any prospective purchaser or lessee relies on in making an offer or bid. The making of any offer or bid for this property will be taken as an admission by the prospective purchaser or lessee that he has relied solely upon his own personally verified inspection and enquiries. No responsibility can be accepted for loss or expense incurred by prospective purchasers in viewing the property or in the event of any property being sold or withdrawn.
4. All descriptions, dimensions, references to condition and other details are given without responsibility and should not be relied on as statements of fact and prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. Descriptions of the property are subjective and are published as opinions and not statements of fact. They are not intended to be binding on the Vendors of their Agents.
5. Nothing in these particulars is to be regarded as a statement that the property is in good structural, agricultural or horticultural condition, nor should any statement be taken as a warranty to be implied that any services, appliances, equipment, installations or facilities on the property are in good working order. Prospective purchasers should satisfy themselves as to the condition of all such matters.
6. The Purchaser(s) shall be deemed to acknowledge that they have not entered into an agreement to purchase in reliance on any statement contained in these particulars, that they have satisfied themselves as to the content of each such statement by inspection, enquiry or otherwise and that no warranty or representation has been made by the Vendors of their Agents in respect of the property.
7. Any error, omission or mis-statement in these particulars or any correspondence relating thereto shall not entitle the Purchaser to rescind or to be discharged from any Agreement to Purchase nor shall it entitle either party to compensation or damages, or give either party any cause of civil action.
8. The property is sold with all faults and defects whether of condition or otherwise and neither the Vendors nor their Agents will be held responsible for such faults and defects.
9. The photographs printed in these particulars show only certain parts of the property and they were not necessarily taken when the particulars were produced.
10. Where any reference is made to planning permissions or potential uses, such information is given by the Vendor and their Agents in good faith. Prospective purchasers should make their own enquiries with the Local Planning Authority into such matters.
11. These particulars have been prepared in good faith and in accordance with relevant legislation at the time of writing.

Particulars prepared: October 2024
Photographs taken: October 2024





DAVIDSON & ROBERTSON

RURAL SURVEYORS & CONSULTANTS

PARTICULARS AND MISREPRESENTATION – These particulars are produced for the guidance of prospective purchasers and although they are intended to give a fair description of the property they do not constitute or form any part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. Any measurements or distances referred to should be considered as approximate. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting a property that has been sold or withdrawn.

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