



**YOUR MOVE**  
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Main Street, Torryburn,  
Dunfermline, Fife

Auction - Offers Invited



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### DESCRIPTION

FOR SALE BY CONDITIONAL AUCTION, STARTING BID: Offers Over £66,500 + RESERVATION FEE This is an excellent opportunity to purchase a development plot in this desired coastal location. The plot has planning permission in place for the erection of a flatted dwelling with two ground floor flats with two bedrooms and two maisonette flats with three bedrooms.

### LOCATION

Torryburn is a small sought after shorefront village. It has excellent transport links across Fife and into Lothian and Edinburgh. The village has primary schooling and local shops. There are regular bus services.

### OUR VIEW

Excellent opportunity to enjoy coastal living in this popular West Fife village. Land for sale with outline planning permission for block of 4 flatted dwellings.

### AUCTION CLAUSE

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to conclude missives immediately, but grant 28 days to achieve conclusion of missives from the date the buyer's solicitor is in receipt of the draft offer to sell and a further 28 days thereafter to complete. Allowing the additional time to conclude missives on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable reservation fee of 3.5% to a minimum of 3750.00 plus VAT = (4,500.00) which secures the transaction and takes the property off the market. Please note: THE RESERVATION FEE IS PAID IN ADDITION

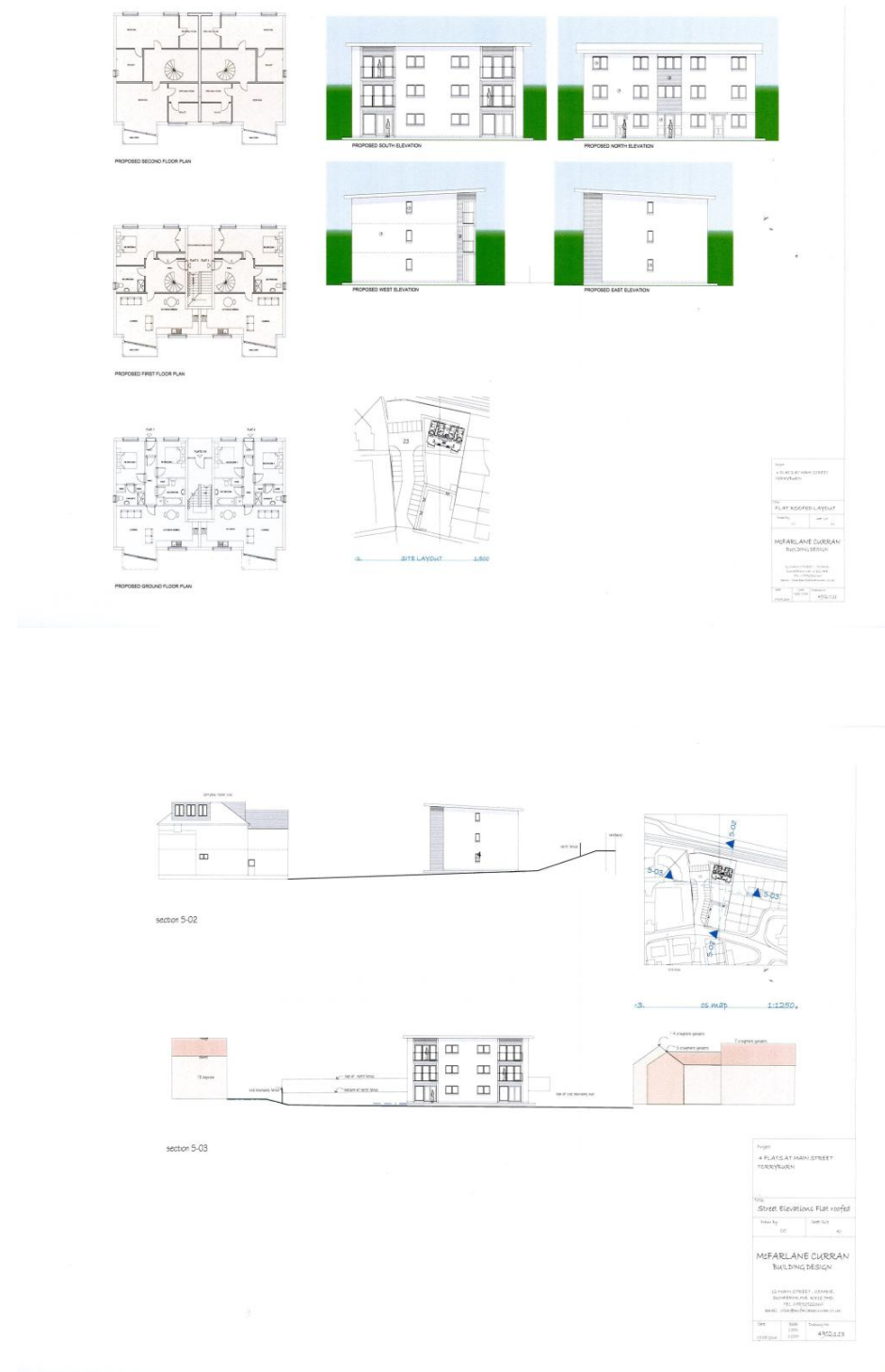


TO THE FINAL NEGOTIATED SELLING PRICE AND IS PAID ON A NON-REFUNDABLE BASIS.

The buyer will be required to sign an Acknowledgement of Reservation form to confirm acceptance of terms. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the Starting Bid, both the Starting Bid and Reserve Price can be subject to change. Terms and conditions apply to the Modern Method of Auction, which is operated by Your Move powered by iam-sold Ltd.

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



## YOUR MOVE

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The UK's most visited estate agency website\*

## ENERGY PERFORMANCE CERTIFICATE

## DIMENSIONS

Our properties appear on portals such as **Zoopla.co.uk**  
 [rightmove.co.uk](http://rightmove.co.uk)  [PrimeLocation.com](http://PrimeLocation.com)

\*Source: Hitwise Oct 2011

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