

FOR SALE BY ONLINE AUCTION

**AUCTION DATE:
16th April 2026**

Potential Development land

**Site subject to Tree
Preservation Order**

**Site area approx. 0.976 Ha
(2.41 Ac)**

Guide Price : £8,000



WHAT 3 WORDS

LAND AT HILTON WOOD, CROSSFORD, FIFE, KY12 8PQ

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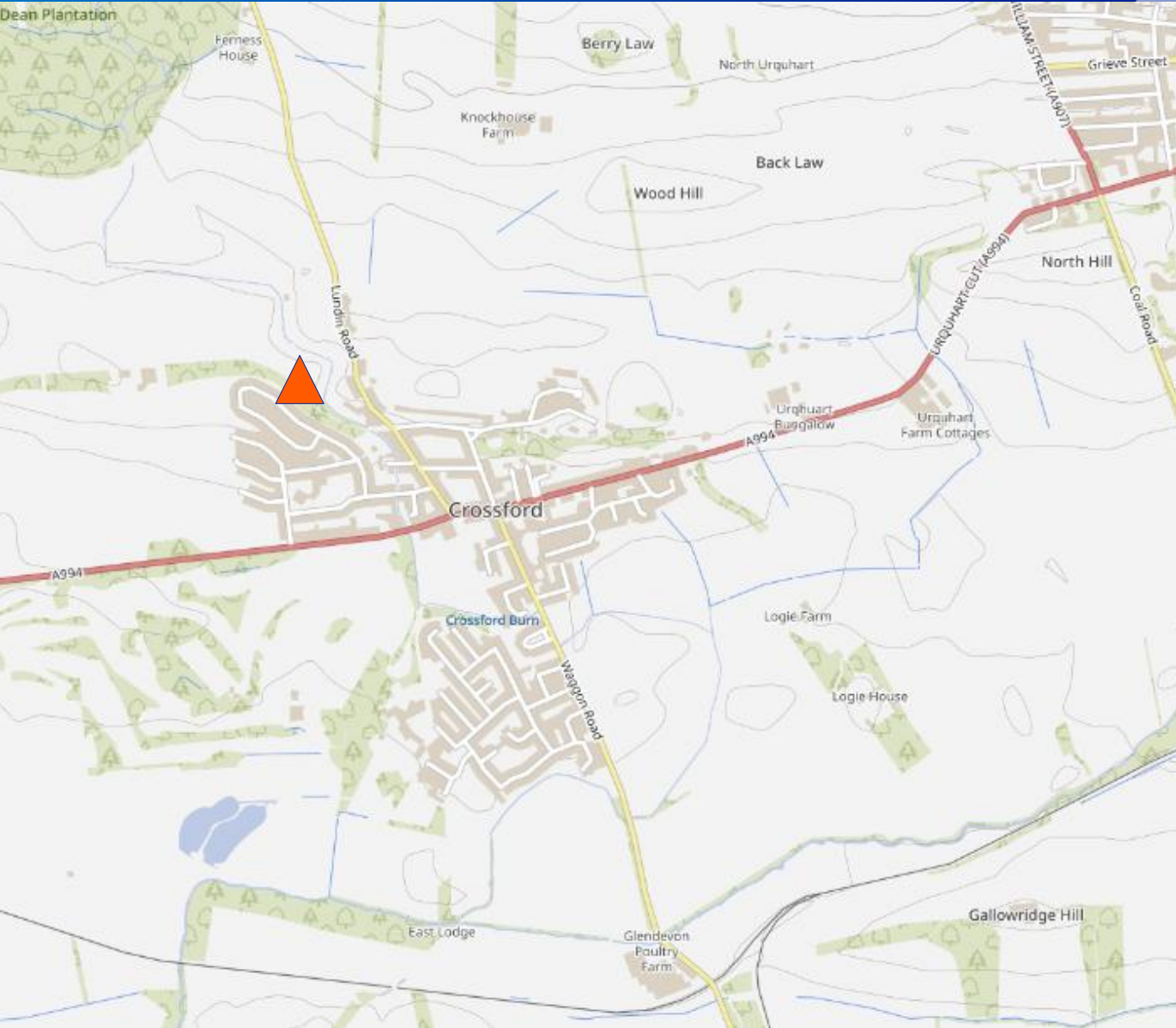
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Location

LAND AT HILTON WOOD, CROSSFORD, FIFE



Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000.

The subjects are located within the village of Crossford, which lies approximately 2 miles west of Dunfermline in an area known as Hilton Wood.

The total site area extends to approximately 0.976 Hectares (2.41 Acres) or thereby. The subjects exclude the area shaded in green on the title plan. Please refer to the legal pack for further information.

The subjects comprise an irregular shaped site which would lend itself to a variety of uses subject to planning.

The site is covered in a mixture of vegetation and woodland.

We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase. The information provided is indicative only.

Please note that the site is subject to a Tree Preservation Order (TPO Number W0027) and as such any pruning or removal will require prior consent via the local planning authority at Fife Council.



FIND ON GOOGLE MAPS



Auction Date

The auction will be held on 16th April at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £8,000.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2.4% plus VAT subject to a minimum of £2,200 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

N/A

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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