

BY ORDER OF HER MAJESTY'S PRINCIPAL SECRETARY OF STATE  
FOR THE WAR DEPARTMENT

PARTICULARS OF SALE  
OF  
LAND, BUILDINGS AND HOUSES



A VIEW OF THE PROPERTY SOUTH EAST OVER THE FORTH TO CRAMOND SANDS

KNOWN AS

CARLINGNOSE BARRACKS, NORTH QUEENSFERRY  
IN THE COUNTY OF FIFE

To be exposed for Sale by Public Auction within the Dunfermline Auction Market  
of Messrs. Macdonald, Fraser & Co., Ltd., at Inglis Street, Dunfermline, Fife,  
on Tuesday the 20th of September, at 2.30 p.m.

# PARTICULARS OF SALE

OF

## LAND, BUILDINGS AND HOUSES

KNOWN AS

### CARLINGNOSE BARRACKS, NORTH QUEENSFERRY

### IN THE COUNTY OF FIFE

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#### CONDITIONS.

The Property is to be exposed for Sale by Public Auction in one lot at the upset price of £12,000, and failing sale in one lot the property will be re-exposed in five lots numbered A to E inclusive at the upset prices aftermentioned within the Dunfermline Auction Market of Messrs Macdonald, Fraser & Co., Ltd., at Inglis Street, Dunfermline, Fife, on Tuesday the 20th of September, at 2.30 p.m.

The sale will be subject to the Conditions contained in the Articles of Roup, which along with the Title Deeds, may be inspected in the hands of James Farquharson, Esq., S.S.C., 60 George Street, Edinburgh, Solicitor in Scotland to the War Department. Arrangements to view should be made with Messrs Macdonald, Fraser & Co. Ltd., 10a Cross Wynd, Dunfermline.

#### PARTICULARS

##### SITUATION

The attached coloured and numbered plan shows on I / 2500 scale the whole of the Property to be sold by the War Department. It will be seen that the Property lies on the Eastmost side of that promontory which contains the Village of North Queensferry, and the Northern approaches to the Forth Railway Bridge and the Queensferry passage.

The main gates of the Property are opposite North Queensferry Railway Station within 20 minutes' train time from Edinburgh, and is approximately one mile from the Forth Ferry and near to the Forth Road Bridge now under construction. It is approached from the South through North Queensferry, and from the North through Inverkeithing.

The aspect of the site which, in the main, falls to the sea, is South-east and overlooks Inverkeithing Bay in the Firth of Forth. The buildings are therefore sheltered from the prevailing west winds.

##### DESCRIPTION

The Property was originally used as a Coastal Defence Battery, the original Battery being constructed before the 1914-18 war, and the remainder of the buildings being built from that time. The buildings are, roughly, in three groups; the entrance-gate group with four houses, offices, garages and various huts; the intermediate level group with four terraced houses and caretaker's quarters and miscellaneous buildings, and Port Laing Bay group which comprises a barrack block, workshops and offices.

##### LAND

The total area of land extends to 35.689 acres approximately and slopes to the sea with rock outcrops. There is a levelled area which was used as a Recreation Ground. There are two roads running down to the shore level; one is tarmac and in excellent order, the other is water-bound macadam. Both roads join a road at shore level which runs along the sea front partly macadamized. The roads are shown coloured brown on the plan. A public right of way may exist over the shore road.

## BOUNDARIES

On the North partly by property belonging to Edwin J. Streetfield, 5 Thistle Place, Edinburgh, and partly by property belonging to Robert A. M. Mitchell, S.S.C., Garthill, North Queensferry ; on the East by the High Water Mark of the foreshore; on the South partly by property belonging to the Trustees of John Roberts, and partly by property belonging to John Bald, Salisbury Villas, Easter Aberdour; and on the West by the road leading to North Queensferry.

## FENCES

In the event of the property being disposed of in more than one lot fences shall be erected as follows, viz:-

1. Between Lot A and Lot B along the line marked L - M.
2. Between Lot A and Lot C along the line marked M- N; and
3. Between Lot B and Lot C along the line marked M- O.

Such fences shall be erected by the purchasers of adjoining lots and shall be maintained equally by such purchasers in all time coming.

## SERVICES

**Water Supply** is from the Local Authority main in the public road with two branches to the W.O. property, one through a meter house at the roadside wall in Lot B which supplies a 5,000 galls. storage tank at Lot C (Building No. 17 on plan). This tank, in turn, supplies the buildings at Port Laing and the five houses (Nos. 12- 16 on the plan). A wayleave right will be reserved in favour of the Purchaser of Lot C over Lot B along the broken blue line on said plan. The other private supply pipe is metered in Lot C at the main gate and supplies the remainder of the buildings in Lot C. The water supply to Lots D and E is direct from the Water Board's mains.

**Drainage**, Lot C drains over the foreshore by three sewers being the subject of an arrangement with the Crown Estates Commissioners. The purchaser's will be required to enter into a new agreement direct with the Crown Estates Commissioners for the continued use of the outfall sewers on completion of purchase. A servitude right will be reserved over Lot C to Lot A to connect with the 9" sewer which serves Lot C. but subject to the terms of any wayleave agreement to be entered into with the Crown Estates Commissioners.

**Lot D** drains out through Lot E and a wayleave right will be reserved over Lot E in favour of Lot D.

No guarantee is given by the War Department as regards the supply of gas, water and electricity, and any purchaser will require to arrange with the supply undertakings for metering and supply of water, gas and electricity.

## SERVITUDES

- (1) 3 x Four-core underground cables and 2 cable pits along North Boundary.
- (2) Letter Box in wall at corner of West and South Boundary.
- (3) G.P.O. Poles and Stays along West Boundary wall and tarmacadam access road to Port Laing.

All the above servitudes are rent free.

## OUTGOINGS, BURDENS and RESTRICTIONS

Since the whole property has been in the occupation of the War Department no assessed rental is available and any purchaser will require to adjust the assessed rent with the County Assessor. The rent paid for the three sewage pipes across the foreshore is 15/- per annum. There are no ground burdens.

## **PLANNING PERMISSION**

The attention of intending purchasers is drawn to the provisions of the Town and Country Planning (Scotland) Acts, 1947 to 1959, and any subsequent legislation.

There is no unexpended balance of established Development Value under the Town and Country Planning (Scotland) Acts attaching to the land, and as the purchasers buy at their own risk they are advised to make their own enquiries of the Planning Authority as to the development they propose to carry out on the land or any use to which they propose to make of it.

The whole property might form a valuable and interesting proposition for developing as residential, holiday camping, caravanning or light industrial purposes.

### **LOT A-Upset Price-£250**

This Lot comprises approximately 2.12 acres of land as shown coloured green on the said plan, bounded on the North by property belonging to Robert A. M. Mitchell, S.S.C., Garthill, North Queensferry; on the East by Lot C; on the South by Lot Band on the West by the public road. A servitude right will be reserved to Lot A over Lot C to connect with the 9" sewer which serves Lot C, but subject to the terms of any wayleave agreement entered into with the Crown Estates Commissioners. See further detail in the particulars for Lot C.

The Servitude No. 1 referred to above crosses over this Lot along the Northern Boundary.

### **LOT B-Upset Price-£300**

This Lot comprises approximately 4.78 acres of land as shown coloured blue on the said plan, part of which has been levelled off as a football pitch, bounded on the North partly by Lot A and partly by Lot C, and on the North-east and South-east also by Lot C; on the West partly by Lot D and partly by the road to North Queensferry; and on the South by Lot D. There is reserved across this Lot in favour of Lot C a wayleave for an underground water pipe with Meter House, and a wayleave for an underground electricity cable as shown by broken blue line and broken green line respectively on the said plan and with right of access thereto for the usual maintenance and repair subject to payment for any damage done.

### **LOT C-Upset Price-£8,500**

This Lot comprises approximately 28.10 acres of land as shown coloured pink and brown on the said plan, bounded on the North partly by property belonging to Edwin J. Streetfield, 5 Thistle Place, Edinburgh, and partly by property belonging to Robert A.M. Mitchell, S.S.C., Garthill, North Queensferry; on the East by the High Water Mark Ordinary Spring Tides; on the South-west, West and South by properties belonging partly to the Trustees of John Roberts; again on the West by the road leading to North Queensferry; again on the North by Lot E; and again on the West partly by Lot E and partly by Lot D; on the North-west again on the South-west and again on the South by Lot Band again on the West by Lot A.

**Sewerage** is conducted by the above-mentioned three sewers.

There is reserved over this Lot in favour of Lot A a servitude right for drainage as described in the General Remarks for Services on page 2 hereof and as referred to in the particulars for Lot A with right of access thereto for the usual maintenance and repairs subject to payment for any damage done.

There is reserved over Lot B in favour of this Lot the wayleaves for electricity and water referred to in the particulars for Lot B.



LOT C.-BUILDINGS Nos. 1 to 10.



LOT C.-BUILDINGS Nos. 12 to 16--Looking East towards the Fife Coast.

The buildings numbered on the plan are as follows:-

## PORT LAING AREA-SEASHORE LEVEL

<b>BUILDING No. 1</b>	<b>Two-storied Barrack Block</b> built in brick with slated roof on steel roof trusses containing 4 Barrack Rooms, each 30' x 18' approx. and usual offices.
<b>BUILDING No. 2</b>	<b>Blacksmith's Shop and Moulder's Shop.</b> Single-storied brick building with slated roof and part concrete roof. Concrete floor-size 24' x 15'.
<b>BUILDING No. 3</b>	<b>M.T. Garage.</b> Single-storied brick building with slated roof and three bays; 3 double-leaf doors; concrete inspection ramp; concrete floor, overall size 75' x 40' approx.
<b>BUILDING No. 4</b>	<b>Metal Store.</b> Wood framed building, clad in weatherboard with corrugated iron roof. Concrete floor. Approx. size 18' x 15'.
<b>BUILDING No. 5</b>	<b>Petrol Store.</b> Small brick and concrete building. 12' x 10'.
<b>BUILDING No. 6</b>	<b>Cable Store.</b> Wood framed corrugated Iron Building with brick floor; dilapidated condition.
<b>BUILDING No. 7</b>	<b>Lavatory Accommodation.</b> Containing 4 urinals and 7 W.Cs. Brick built with concrete roof.
<b>BUILDING No. 8</b>	<b>Office and Store Block.</b> Single-storied brick building with slated roof on steel roof trusses and containing 10 rooms with open fires, kitchen premises with two sinks.
<b>BUILDINGS Nos. 9 and 10</b>	<b>Pattern Store and Paint Store.</b> Small semi-sunk brick buildings with corrugated iron roof.
<b>NOTE:</b> All the above buildings are contained within a perimeter fence and access is from a tarmacadam road within the main property leading from the main entrance gates.	
<b>BUILDING No. 11</b>	<b>Petrol Store.</b> Corrugated iron building; iron-framed; concrete floor; dilapidated state.

<b>BUILDING No. 12</b>	<b>Storekeeper's Quarter.</b> Detached house on 2 floors, brick and harled walls, slated roof. Ground Floor: Living-room, kitchen with tub and sink. Tru-burn solid fuel cooker with H.W. supply. Bathroom with W.C., W.H.B. and bath. First Floor: 2 bedrooms with open fires.
<b>BUILDINGS Nos. 13- 16</b>	<b>4 Married Soldiers' Quarters.</b> Brick and harled walls. Slatted roof in terrace, each containing on the ground floor, kitchen with tub and sink. C.I. enamelled bath, separate W.C., Living-room . On the first floor; one house has 1 bedroom, one has 3 bedrooms and two have 2 bedrooms. All have modern fires and hot water systems.
<b>BUILDING No. 17</b>	5,000 gallon water tank, octagonal in steel sections.
<b>BUILDING No. 18</b>	<b>Power Station.</b> Brick walls with concrete roof. Walls lined with porcelain glazed bricks. Concrete floor. Water supply. Power distribution board. Overall size 30' x 23'.
<b>BUILDING No. 19</b>	<b>Ablution Room.</b> Brick walls with Corrugated Iron Roof on angle iron rafters, all fittings removed. Overall size 19' x 13'. Derelict state.
<b>BUILDING No. 20</b>	<b>Corrugated Iron Building on wood frame.</b> 18' x 18'. Derelict state.
<b>BUILDING No. 21</b>	<b>Ablutions and Showers.</b> Brick building with concrete roof and floors. All fittings removed. All windows broken. Cast iron Hot Water pipes remaining. Robin Hood Boiler in 10 sections with H.W. Storage Tank-82' x 17'.
<b>BUILDINGS Nos. 22 and 23</b>	<b>Latrines.</b> Brick built, all fittings removed; derelict state.
<b>BUILDINGS Nos. 24 and 25</b>	<b>Sergeants' Mess.</b> Single storied brick building, with concrete floors and wood floor. 7 apartments. Solid fuel cooker with hot water supply. Ideal boiler with hot water supply. 2 x W.H.Bs. Sink and basin. Scullery and kitchen premises with tub and sink.
<b>BUILDINGS Nos. 26 and 27</b>	<b>Two Caretakers' Quarters.</b> Single storied brick built, with concrete roof, wood floors and concrete floors, each containing 2 bedrooms, living-room, kitchen with Glow-worm solid fuel cooker with H.\V. supply and tank. Tub and sink. Bathroom with W.H.B., bath. Separate W.C.

<b>ITEM No. 28</b>	<b>Pier.</b> The pier and the area of land and the foreshore and sea-bed coloured pink on the plan is included in this lot. There is at present a restriction on use of the pier but the Commissioners of Crown Lands will release the restrictions in favour of the purchaser for the particular purpose for which the purchaser requires it.
<b>BUILDING No. 29</b>	<b>Battery,</b> stone built with underground chambers. 3-wooden shell hoists, all in a dilapidated state.
<b>BUILDING No. 30</b>	<b>Corrugated iron shed</b> on wood frame with corrugated iron roof. Walls asbestos lined. Wooden floor. 19' x 15'. Dilapidated state.
<b>BUILDING No. 31</b>	<b>Blacksmith's Shop.</b> Brick built with concrete roof, concrete floor. Overall size 15' x 12'.
<b>BUILDING No. 32</b>	<b>Artillery Store.</b> Corrugated iron walls and roof, angle iron framing. Overall size 14' x 10'. Corrugated iron racking.
<b>BUILDING No.. 33</b>	<b>Gun Store.</b> Brick walls concrete floor and roof, double leaf door, 3 compartments 30' x 15'.
<b>BUILDING No. 34</b>	<b>Weatherboard shed</b> on wood frame, wood and felt roof, wood lined walls, dilapidated state. 39' x 18'.
<b>BUILDING No. 35</b>	<b>Barrack Room,</b> brick built, slated roof, wood floors, ceiling wood lined, 2 open fires, hot water storage tank, no boiler. 4 W.H.Bs., Bath, 2 urinals, O.S. 110' x 21'.
<b>BUILDING No. 35A</b>	<b>Lean-to Lockup.</b> Weatherboard walls, felt roof, concrete floor, 14' X 9'.
<b>BUILDING No. 36</b>	<b>Weatherboard Building,</b> wood framed, felt roof, concrete floor, 18' X 9'.
<b>BUILDING No. 37</b>	<b>Brick building</b> with corrugated iron roof, concrete floor, double wood doors, O.S. 10' x 9'.
<b>BUILDING No. 38</b>	<b>Coke Store.</b> Corrugated iron building on wood frame. Earth floor, double doors. O.S. 18' x 15'.







Lot E nearest the camera-Lot D away from camera, with its Sun Lounge obstructed from view by trees on left of picture.

**LOT E-Upset Price-£ 1,500**

**BUILDING No. 44**

Comprises semi-detached Villa on two floors and ground attached and is bounded on the North by Lot D ; on the East and South by Lot C ; and on the West by the road to North Queensferry .

**Ground Floor:** 3 Public Rooms, Kitchen , Bathroom and Scullery , Tub and Sink, Gas Cooker and Larder.

**First Floor:** 5 bedrooms.

Walled Garden. Outside W.C.

**Drainage:**

There is reserved over this Lot in favour of Lot D a wayleave right to connect with the main sewer by the existing drains.

**Electricity :**

The existing electricity supply is at present from a distribution point in Lot C. The purchaser of Lot E will require to make his own arrangements for the supply of electricity.

**Land:**

The area of the land extends to approximately 0.17 acres and is coloured violet on the said plan.

- NOTE:**
- (a) All drains, soil and other pipes mutual to Lots D and E shall be maintained by the owner of Lots D and E in proportion to assessed rental.
  - (b) The wall separating Lots D and E is declared to be mutual.

<b>BUILDING No. 39</b>	<b>Metal Store.</b> Corrugated iron walls and roof, concrete floor, S.C. stove, joiners bench. Plasterboard lined walls. O.S. 27' x 15'.
<b>BUILDING No. 40</b>	<b>R.E. Offices.</b> Timber hut of weatherboard construction. Asbestos tiled roof, wood floor. 2 W.Cs., 2 W.H.Bs. Wood lined partitions forming 7 apartments. 1 S.C. stove. Walls wood lined. O.S. 64' X 21'.
<b>BUILDING No. 41</b>	<b>Shed.</b> Corrugated iron walls and roof, on angle 1ron framing, concrete floor. O.S. 13' x 11'.
<b>BUILDING No. 42</b>	<b>Garage.</b> Corrugated iron walls and roof, wood floor on concrete. Walls wood lined. O.S. 64' x 30'.
<b>BUILDING No. 43</b>	<b>Guard Room and Offices.</b> Brick building with slated roof and verandah. Wood floors. Seven rooms. 1 W.H.B. 2 S.C. Stoves. 2 cells and ablutions. W.C. W.H.B. Urinal. Coal store attached. Double door. 69' x 27'.

The purchaser will have to make his own arrangements with the Crown Estates Commissioners for the slipway shown on plan, failing which there may be a liability on the purchaser to remove that portion which is below high water mark at his cost.

#### **LOT D-Upset Price-£ 1,600**

<b>BUILDING No. 45</b>	<p>Comprises a semi-detached Villa on two floors with ground attached and bounded as follows viz: on the North by Lot B; on the East by Lot C; and on the South by Lot E; on the West by the road to Queensferry.</p> <p><b>Ground Floor:</b> 3 Public Rooms, Kitchen with open convector fireplace. Bathroom and Scullery with Tub and Sink, Gas Cooker, Larder. Large Sun Lounge attached to gable of house.</p> <p><b>First Floor:</b> 5 Bedrooms.</p> <p>Walled garden and outside W.C.</p>
<b>Drainage:</b>	A wayleave right will be reserved over Lot E to connect with the main sewer by the existing drains.
<b>Electricity :</b>	The existing electricity supply is at present from a distribution point in Lot C. The purchaser of Lot D will require to make his own arrangements for the supply of electricity.
<b>Land:</b>	The area of the land extends to approximately 0.50 acres and 1s coloured yellow on the said plan.