

Cardenden Road, Cardenden, Fife, KY5 0DN



McCrae & McCrae Ltd
Chartered Surveyors, Estate Agents, Planners & Valuers

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4.3 acres (1.74 hectares) of land for light industrial use

Cardenden railway station 1m, A92 2m, Kirkcaldy 6m, Glenrothes 7.5m, M90 8m, Dunfermline 11m, Perth 25m, Edinburgh 25m, Glasgow 52m

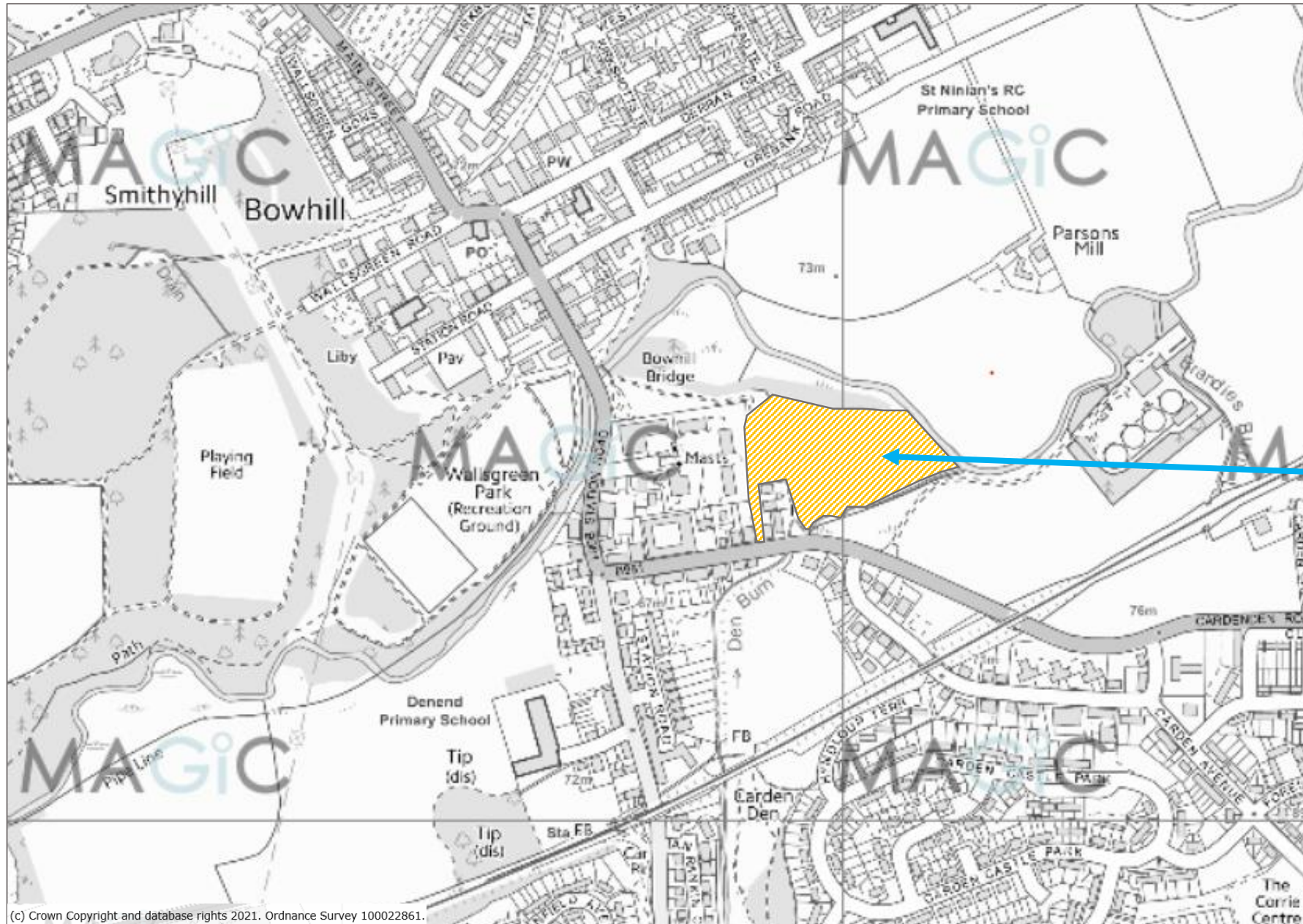
Opportunity to acquire 4.3 acres (1.74 hectares) of land for light industrial use. Zoned in the adopted FIFEplan local development plan (ref: CDD 007) for employment use. It is approved for Classes 4 (business), 5 (general industrial) & 6 (storage and distribution).

The site has excellent road access. The A92 Lochgelly junction is 2 miles away and the A92 gives easy access to the M90 motorway for routes north, south and west. Cardenden railway station is 1 mile away with services to Edinburgh, Perth and around the Fife Circle.

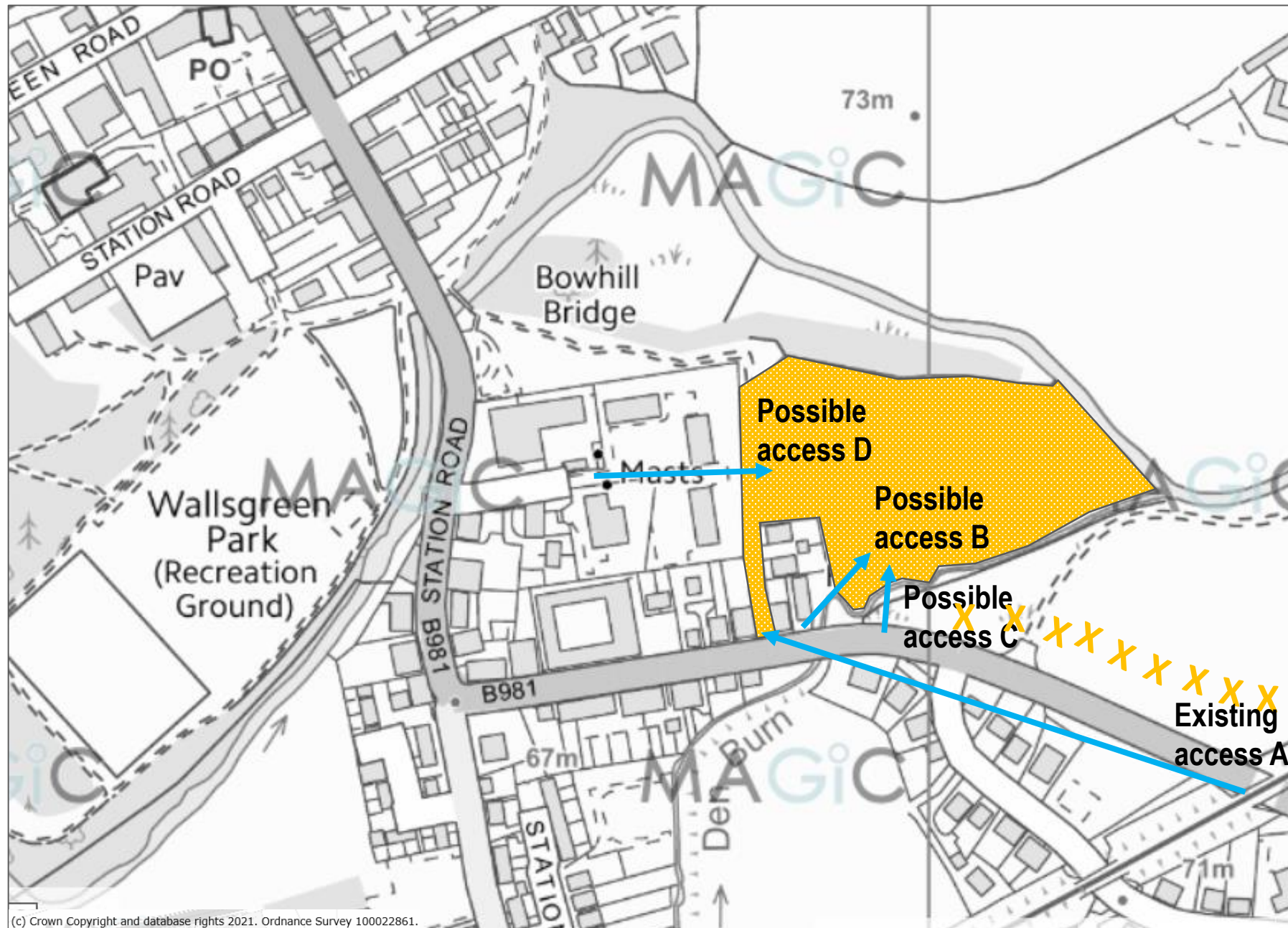
Offers over: £70,000 per acre

We have offers in for a 1.5 ac plot, a 1.0 ac plot and a 0.5 ac plot so far.





4.3 acres (1.74 hectares) of employment land



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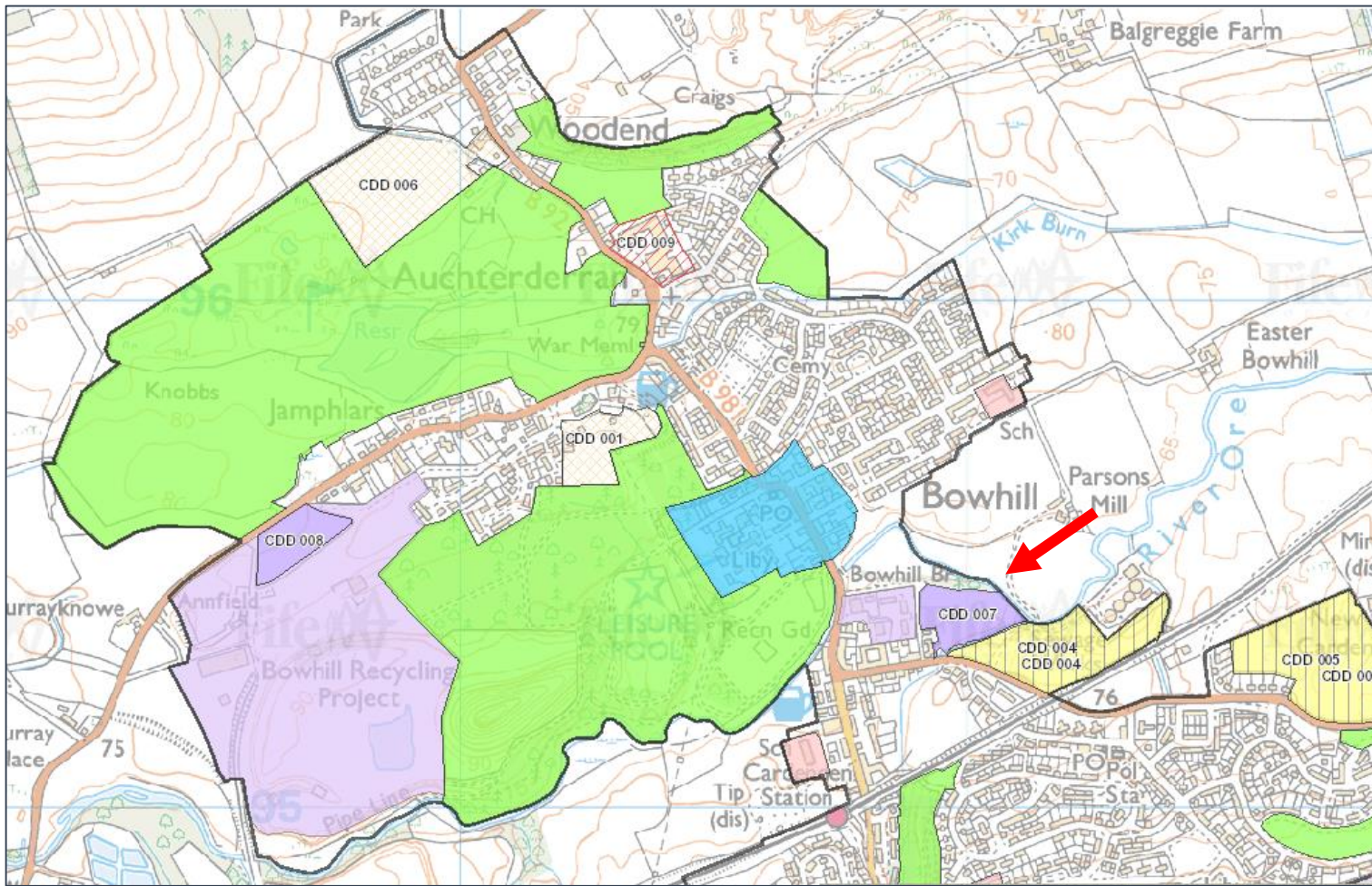
Access

The preferred access is route A. The sellers are investigating alternative accesses B, C & D.

- A. The existing agricultural access
- B. Possible access through the Scout hut in exchange for building a replacement Scout hut. They are receptive to this.
- C. Possible access through Kingdom Homes
- D. Possible access from the east through existing light industrial estate

Land use

While the land is zoned for classes 4, 5 & 6 there is a chance it could be changed to residential use. The lands marked **XXX** on the plan are just being developed for housing.



Views to the East



The land from the east

FIFEplan local development plan. Area CD 007.

Cardenden

The train station is under 500 metres away. The A92 dual carriageway at Lochgelly is 3 miles away and the A92 at Kirkcaldy is 2.3 miles away. Cardenden has a growing population of 5500.

Mains Water, Drainage, Gas & Electricity

It is up to the sellers to look into the cost and provision of mains water and drainage. Purchasers must state what facilities they are seeking. The sellers would prefer not to have to install services. If they do the purchasers will have to pay for them.

Planning Department

Fife Council, Kingdom House, Glenrothes, KY7 5LY. Tel: 03451 550000.

Viewing and registering an interest

Viewing is strictly by appointment only. To arrange a viewing please contact McCrae & McCrae Ltd, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. Tel: 01383 722454. Out of office hours please contact Rod McCrae on 07711 561814.

Closing Date

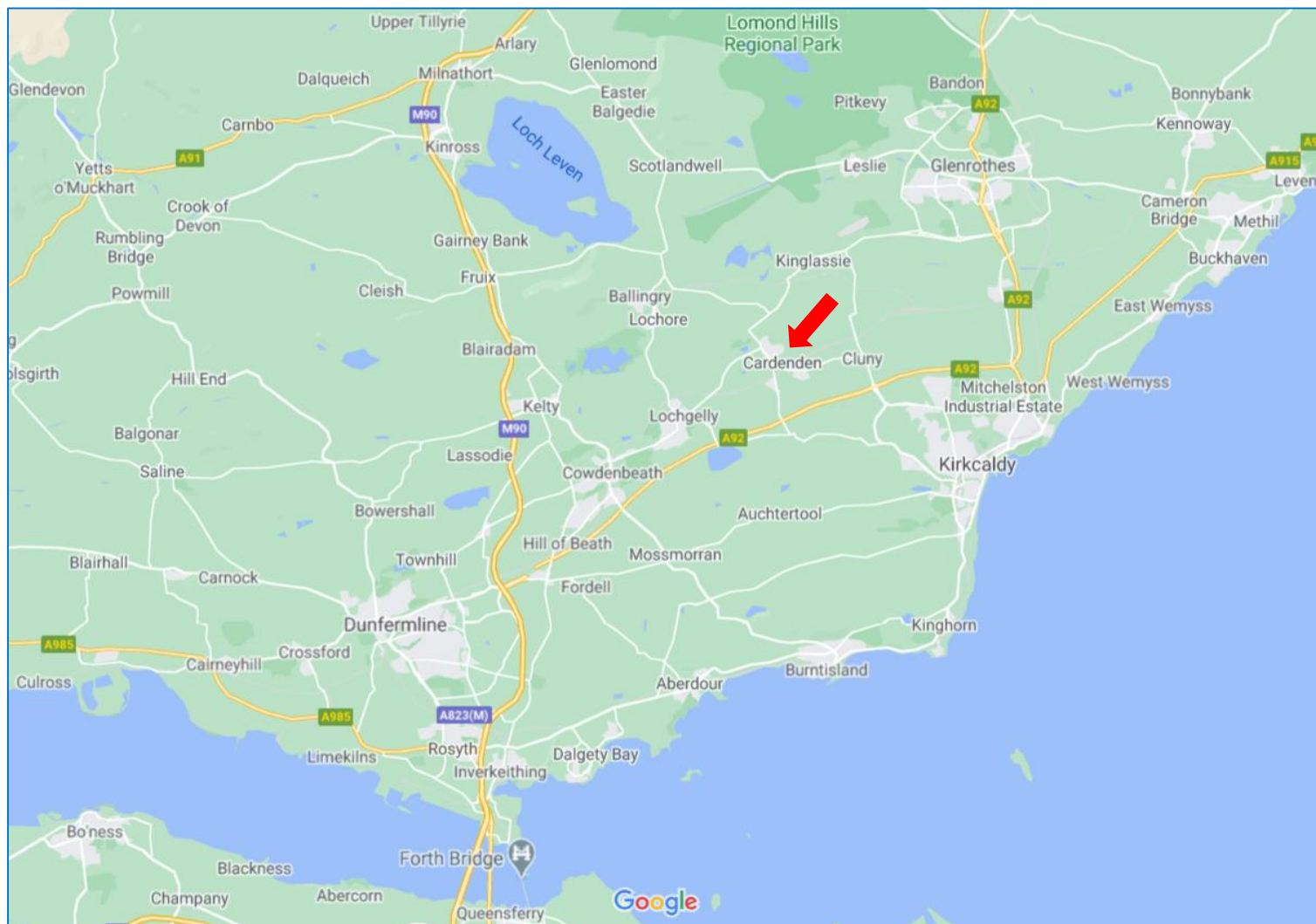
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

Property Misdescription

These particulars do not constitute any part of an offer or contract. All measures are given as a guide and no liability can be accepted for any errors arising therefrom. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property.

Offers

Offers must be submitted in Scottish legal terms to the Selling Agents, McCrae & McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents.



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