

DEVELOPMENT SITES

CARTMORE ROAD & STATION ROAD, LOCHGELLY, FIFE, KY5 9QH & KY5 9EL

Lochgelly 1m, A92 2.5m, Kirkcaldy 8m, M90 8m, Dunfermline 10m, Glenrothes 12m, Dundee 35m, Perth 20m, Edinburgh 25m



LOT 1: Opportunity to acquire 9.14 acres (3.7 ha) of land zoned for 60 houses (See plan attached at rear of particulars).
Layout for previous (now withdrawn) detailed planning application for 77 houses and 16 flats, reference: 08/01551/WFUL
<http://planning.fife.gov.uk/online/applicationDetails.do?activeTab=documents&keyVal=K1GYMLHF03700>

OFFERS OVER £200,000 PER ACRE

LOT 2: About 23.66 acres (9.57 ha) of development land zoned within the Mid Fife Local Plan as part of LGY 09 and the approved structure plan for about 165 houses, which has a strategic land allocation (SLA) (Plot A on annexed plan at rear of particulars, adjacent to the new Lochgelly High School and train station). It is ideally situated on the outskirts of Lochgelly adjacent to Lochgelly High School and Lochgelly Train Station (soon to be developed).

OFFERS OVER £170,000 PER ACRE



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SITUATION

The development sites are situated to the north western edge of Lochgelly in Fife. The village offers local shopping facilities and primary and secondary schooling.

DIRECTIONS

To Lot 1: From the A90, take junction 3 at Dunfermline onto the A92. Follow this road until the Lochgelly turn-off is reached. Turn first left and proceed straight on at the first roundabout. Turn left at the next roundabout (A910) towards Lochgelly. Turn right onto the B920 signposted Lochore Meadows and immediately first left. After about 400 metres turn first right down Adam Place and first left at the Primary School. Proceed along this road and turn right at the end. This is the access into the development site with the golf course on your left. Proceed to the end of this road and turn right past the golf clubhouse. The area of land is situated on the left hand side overlooking the golf course and having excellent views northwards to the Lomond Hills.

To Lot 2: From the A90 proceed as above until towards Lochgelly. Turn right onto the B920 and continue on this down past the railway station past Lochgelly High School and turn left just after the High School into the site. The road access is in from the east. The sellers have secured adequate access.



The above plan is produced from the Ordnance Survey map by permission of The Controller of H M Stationery Office. Crown Copyright. Not to Scale.

DESCRIPTION

Lot 1 extends to about 9.14 acres. It slopes gently to the north with open views over attractive countryside to the north and over Lochgelly golf course to the south and west. It is zoned in the Fife Local Development Plan 2012 for 60 houses but detailed plans have been drawn up for 77. The railway line runs along the north edge of the site and there are existing houses to the east of the site. There is a railway underpass which can be utilised by the owners of the proposed houses to access core path walks over farmland tracks to the north and on to Lochore Meadows. Ogilvie Homes submitted a planning application for 77 houses and 16 flats but withdrew from the purchase and withdrew the planning application. (They had paid a deposit to purchase the site and missives were concluded but the credit crunch resulted in them withdrawing their interest from the site.

The site enjoys easy access to the dual carriageway, which offers excellent links with Edinburgh and Kirkcaldy to the south west. Lochgelly provides an abundance of local amenities including a primary school, a new secondary school with good playing fields and a swimming pool, newsagent, a doctor's surgery and a railway station (which is about to be developed). Kirkcaldy is a fifteen minute drive away and has all the amenities expected of a large town, ranging from a substantial retail area to excellent sporting facilities including golf courses, leisure centre and an ice rink. Dunfermline is about fifteen minutes away as well. It also has excellent facilities including a multiplex cinema, swimming pool etc.

Lot 2 is a block of land extending to approximately 23.66 acres. It is identified as a Strategic Land Allocation and will likely secure planning consent for about 165 houses. It is located adjacent and to the west of the Lochgelly High School and the rail station. It has excellent views with farmland to the north and west. (See below and please contact McCrae and McCrae Ltd for more information). The road access is to come in to the north of Lochgelly High School. McGregor McMahon are preparing plans for this access. There is going to be a new core path to Lochore Meadows Country Park (one mile to the north) which has sailing, fishing and horse riding.

"The approved Fife Structure Plan 2006 – 2026 identifies Lochgelly as a location for a Strategic Land Allocation. A number of sites around the town will be developed in a phased manner over and beyond the Local Plan period. The vision for Lochgelly is to develop a compact urban town, with new development in sustainable, well connected locations with a viable and vibrant town centre. This vision for Lochgelly has been supported by the selection of Lochgelly Strategic Land Allocation as an exemplar project as part of the Scottish Government's Scottish Sustainable Communities Initiative."

"Lochgelly is identified as a location for a Strategic Land Allocation for 1,400 houses and 25 hectares of employment and business land in the Approved Fife Structure Plan. The Structure Plan also identifies that additional units may be allocated to Lochgelly Strategic Land Allocation from the additional strategic supply proposed through Proposal PH3. An additional 350 units have been allocated to Lochgelly Strategic Land Allocation. The Local Plan therefore needs to identify land for 1,750 houses and 25 hectares of employment land in the period up to and beyond 2026. Further expansion will follow post 2026. Development will be linked to the public transport network and will drive the regeneration of the town through improving the town centre, creating employment opportunities, and enhancing the town's identity. There is also the potential for an upgrade to the railway station and new park and ride facilities."

Fife Council Adopted Mid Fife Local Plan January 2012

SERVICES

Tom McGregor of McGregor McMahon (Tom.McGregor@McGregor-McMahon.com, 01383 730989) is preparing a report and plans for connections and road access for Lots 1 and 2.

ROADS & TRANSPORT DEPARTMENT

Fife Council EPPS. Transportation Development Management, Kingdom House, Kingdom Avenue, Glenrothes, KY7 5LY, 08451 555555 ext 480211. McCrae & McCrae Ltd have had discussions with Michael McArdle of Fife Council Estates Development about access.

MAINS WATER & DRAINAGE

It is up to the purchasers to satisfy themselves as to the cost and provision of mains water and drainage. Further information can be received from: Scottish Water, 01413 555511. DWD forms have been submitted to Scottish Water for technical approval. It is anticipated that the mains sewage connection would be through the rail underbridge to the mains sewer on the north side of the railway. Suds ponds would also be on the north side of the railway.

MAINS ELECTRICITY

It is up to the purchasers to satisfy themselves as to the cost and provision of mains electricity. Further information can be received from: Scottish Power, Cathcart House, Spean Street, Glasgow, G44 4BE, 01415 682000

MAINS GAS

There is a substantial gas main up the east side of the property. It is up to the purchasers to satisfy themselves as to the cost and provision of mains gas. Further information can be received from Scottish Gas, PO Box 23114, Edinburgh, EH5 1YR.

LAND STABILITY

The lands have been drilled with supervision from Tom McGregor of McGregor McMahon, Pitreavie, Dunfermline. The lands have been drilled and are substantially free from underground workings. Some grouting may well be required at a cost of around £100-150,000. Please refer to Tom McGregor for more information.

PLANNING DEPARTMENT

Enterprise, Planning and Protective Services, Kingdom House, Kingdom Avenue, Glenrothes, KY7 5LY, 08451 551122

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 measurements 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.



Views over Lot 1 from southeast



Views to Lot 1 over golf course



View to Lot 1 over golf course 1



View to golf course from Lot 1



View to golf course from Lot 1



View to the north over Lot 1



Views along south boundary of Lot 1



Views to Golf Course from west of Lot 1



Access road to walks north of Lot 1



Views over Lot 2 to northeast



Views over Lot 2 from southeast



Views to north of Lot 2 access



Views to south of Lot 2 access



Views east from south west corner Lot 2



High School north entrance



Adjacent access to housing site



Views to north of Lot 2



View from east of Plot 2 looking northwards



View from east of Plot 2 looking northwards

