

DEVELOPMENT LAND LOCHGELLY FIFE

Lochgelly 1m; A92 2.5m; Kirkcaldy 8m; M90 8m; Dunfermline 10m;
Glenrothes; 12.6m Dundee; 35.5m Perth 20m; Edinburgh 25m



LOT 1: Opportunity to acquire 8 acres of land zoned for 60 houses

(Plot B layout for previous proposal for 77 houses and 16 plots) Ref
08/01551/WFUL Fife Council Website:

<http://planning.fife.gov.uk/online/applicationDetails.do?activeTab=documents&keyVal=K1GYMLHF03700>

OFFERS OVER £200,000 PER ACRE

LOT 2: About 100 acres of development land zoned within the Mid Fife Local Plan as Part of LGY 09 which extends in total to 278 acres (112.8 hectares) which has a strategic land allocation SLA (zoning for 1,750 houses) (Plot A on annexed plan).

The area of land is included in the Mid Fife local plan and the Approved Fife Structure Plan and is part of the 278 acres identified to the North of Lochgelly. It is ideally situated on the outskirts of Lochgelly near Lochgelly High School and Lochgelly Railway Station (making the development land ideal for commuting to nearby towns and whilst enjoying the facilities and situation of a small community)

OPEN TO OFFERS / OPTIONS

McCrae & McCrae Limited, Chartered Surveyors, 12 Abbey Park Place, Dunfermline Fife, KY12 7PD Tel: 01383 722454,
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Chartered Surveyors, Estate Agents, Planners & Valuers



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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 a primary school.

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. 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.



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 8 acres. It slopes gently to the north with open views over countryside to the north and over Lochgelly golf course to the south and west.

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, newsagent a doctor's surgery and a railway station. 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 100 acres (plot A on plan). The total 278 acre site (parts of which are separately owned) is identified as a Strategic Land Allocation (See below information and please contact McCrae and McCrae for more information).

"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."

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“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

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, Craig Mitchell House, Flemington Road, Glenrothes, Fife, KY7 5QH

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 Tel: 0141 568 2000

MAINS GAS:

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, Tel: 01784 645000

ROADS & TRANSPORT DEPARTMENT:

Transportation Services, Fife Council, New City House, 1 Edgar Street, Dunfermline, KY12 7EP

LAND STABILITY:

The lands have been drilled with supervision from Tom McGregor of McGregor McMahon, Pitreavie, Dunfermline. The lands are substantially free from underground workings. Some grouting may well be required. Please refer to Tom McGregor at McGregor McMahon for more information

PLANNING DEPARTMENT:

Keith Winter, Head of Enterprise, Planning and Protective Services, Kingdom House, Kingdom Avenue, Glenrothes, KY7 5LY 0845 155 1122

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.

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