

FOR SALE

# DOVER HEIGHTS

LAPWING DRIVE | DUNFERMLINE | FIFE | KY11 8WA

Residential and Mixed Use Development  
Opportunity (subject to planning)

On the instructions of Scottish Enterprise and Fife Council

Approximately 7.43 acres

Recently completed developments adjacent to the site include  
Springfield Properties (59 Units) and Miller Homes (121 Units)

Available as a whole or in two parts



PLAY  
FILM



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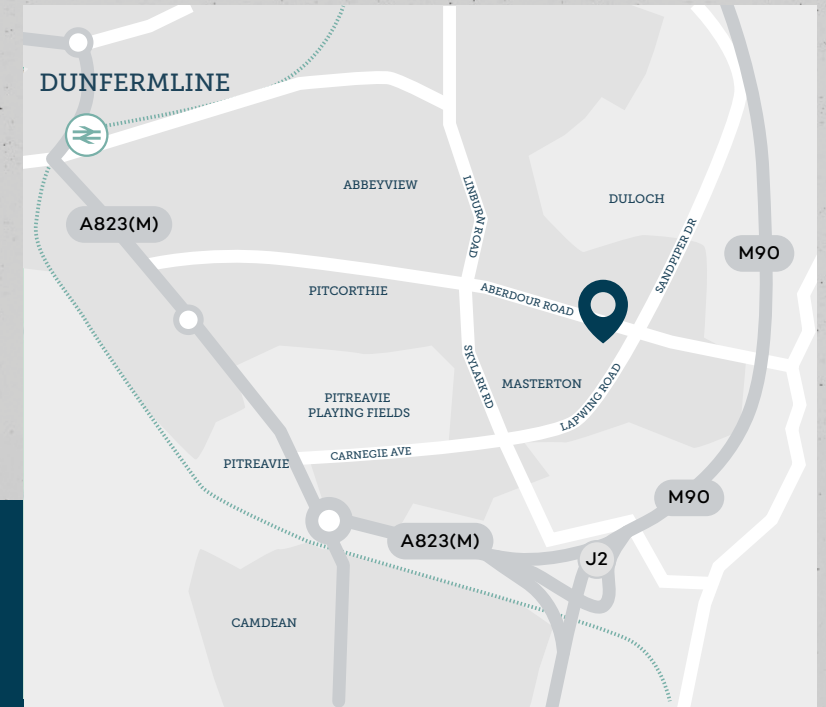
# LOCATION



The site is located approximately 5km southeast of Dunfermline City Centre and forms part of the Dunfermline Eastern Expansion area. Dunfermline is Scotland's historic capital and home to over 58,500 people and was awarded city status as part of the Jubilee Civic Honours in October 2022. The settlement is conveniently located approx. 25km Northwest of Edinburgh, 20km southwest of Kirkcaldy and 45km east of Stirling. The M90/A823(M) is accessible around 4km to the south of the site at Junction 2 and allows direct motorway access north to Perth; and south across the Queensferry Crossing bridge with numerous road connections to central belt locations then available. Dunfermline City railway station (4 km north west of the site) is on the Fife Circle Line and provides direct links to Edinburgh Waverley station (approx. 35 mins). Within Dunfermline there are a number of amenities including libraries, cinema, theatres and a leisure centre. A range of retailers operate from the city centre with Fife Leisure Park, which is one of the largest leisure parks in Scotland with over 250,000 sq. ft. of retail and leisure accommodation, located to the east of the city. Medical services, including Queen Margaret Hospital, are also available.

The local area is popular with residents and tourists alike given its attractive countryside and easy access to the Fife coastline. There are numerous local walks and outdoor activities available within the vicinity. Fordell Firs, located 1.5km east of the site, provides scenic woodland walks. Fife is home to a wide selection of golf courses with Pitreavie Golf Club less than 2km west of the site and Dunfermline Golf Club, one of Fife's premier parkland courses, also within the city. Dunfermline Abbey, one of the best examples of Scots-Norman monastic architecture, is located close to Pittencrieff Park, around 5km Northwest of the subjects. Dunfermline has recently seen some of the highest house value increases across east central Scotland and continues to be a target location for many volume housebuilders. Major employers within the Dunfermline /Fife area include Fife Council, NHS Fife and private sector employers such as Amazon, Nationwide Building Society, Sky and Lloyds Banking Group. Fife College is located within Dunfermline and provides higher and further education courses. The catchment schools for the site are Masterton Primary School, St John's RC Primary School, Dunfermline High School and St Columba's RC High School.

## DUNFERMLINE IS SCOTLAND'S HISTORIC CAPITAL AND HOME TO OVER 58,500 PEOPLE



# SITUATION

- 01 Masterton Primary School
- 02 Tesco Extra
- 03 Duloch Leisure Centre
- 04 Aldi
- 05 Amazon
- 06 Springfield Homes
- 07 Miller Homes
- 08 Taylor Wimpey - Masterton Gardens
- 09 Dundas Estates - Annfield



FIND ON GOOGLE MAPS ►



# THE SITE

The site extends to approximately 7.43 acres and is generally square in shape. Immediately to the south of the site are the recently completed residential developments by Miller Homes (121 units) and Springfield Homes (59 units). To the east of the site there are further recently completed residential developments by Taylor Wimpey and Dundas Estates. Masterton Primary School is located immediately to the west of the site. The subject site benefits from frontage onto both Aberdour Road and Lapwing Drive (from which vehicular access is provided).

# PLANNING

The subjects form part of a wider development site which has now been largely built out for residential development. The FIFEplan reference is DUN037. Following informal pre-application advice, it is understood that the principle of additional residential development on the subject site would be acceptable as part of a mixed-use development which may include neighbourhood, retail and commercial uses. Further information can be found in the in the Technical Information Pack.

All interested parties will be required to submit an application for pre-application advice regarding their proposals to the Planning Authority.



## DISPOSAL OPTIONS

Our clients are seeking to dispose of the land as a single plot or maximum of two plots.

## TECHNICAL INFORMATION

The following technical information (some of which is historic) is available on request from the sole selling agents:

- Utility Statement
- Transport Statement
- Topographical survey
- Technical Report (2013)
- Site Investigation (2011)
- Access Road planning application
- 2021 Pre-app correspondence for alternative development proposals
- Intrusive Site Investigation
- Topographical Survey
- CAD site plan

## NOTES OF INTEREST/OFFERS

Interested parties are invited to note interest with the sole selling agents. It is likely that a closing date for offers will be set and interested parties will be informed of arrangements for submitting bids in due course. The site can be viewed from the boundaries and any enquiries should be made to:

**Greg Limb**

Email [greg.limb@ryden.co.uk](mailto:greg.limb@ryden.co.uk)

Tel 07596 761876

**David Fraser**

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