



## FULLY CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > PLANNING CONSENT FOR 4 DWELLING HOUSES.
- > 0.3 HECTARES (0.725 ACRES)
- > ASKING PRICE £325,000

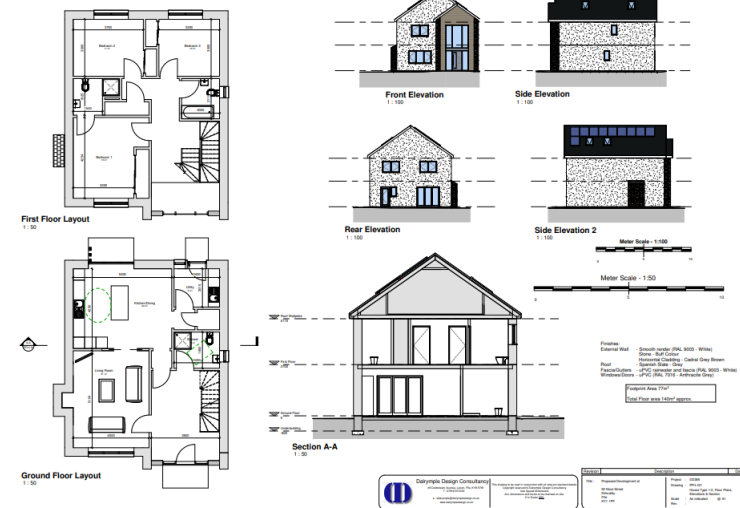
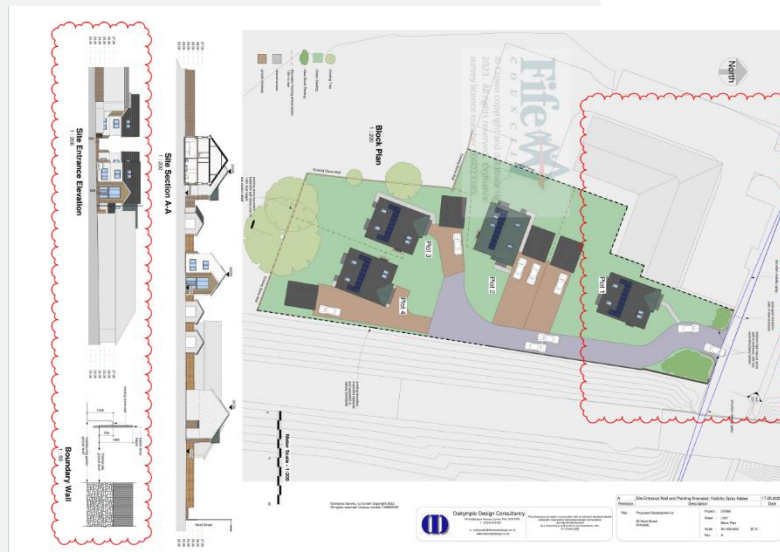
FOR SALE

**92 NICOL STREET, KIRKCALDY, FIFE, KY1 1PF**

**CONTACT:** Jonathan Reid [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) 01592 205442 [www.shepherd.co.uk](http://www.shepherd.co.uk)







## LOCATION

Kirkcaldy is the main regional centre for the surrounding area and has a resident population approaching 50,000 persons. Kirkcaldy is centrally located within Fife approximately 25 miles north of Edinburgh on the east coast of Scotland.

The town is served with all essential transport, shopping, educational and medical facilities and benefits from excellent transport links to the motorway network via the A92 dual carriageway.

The subjects occupy a central and prominent position on Nicol Street a short distance from Beveridge Park Roundabout and within walking distance of the main commercial central of Kirkcaldy.

Surrounding occupiers include a mix of high-end residential accommodation and National businesses such as Tesco and Papa Johns.

## DESCRIPTION

The property has previously been used for commercial uses such as car sales showroom and workshop accommodation however since being acquired by our client the buildings on site have been demolished and a cleared site is now available and ready for development.

The site has a main road frontage with access directly off Nicol Street. Further details can be provided on site and ground conditions to genuinely interested parties.

## SITE AREA

We calculate the site area extends to approximately 0.3 hectares (0.725 acres) as identified on the undernoted plan.

## PLANNING

Planning consent was granted in December 2023 for the erection of 4 Dwelling-houses with garages including formation of vehicular access and associated infrastructure and landscaping.

Further information is available on Fife Council Planning portal under reference 23/01600/FULL

## TERMS

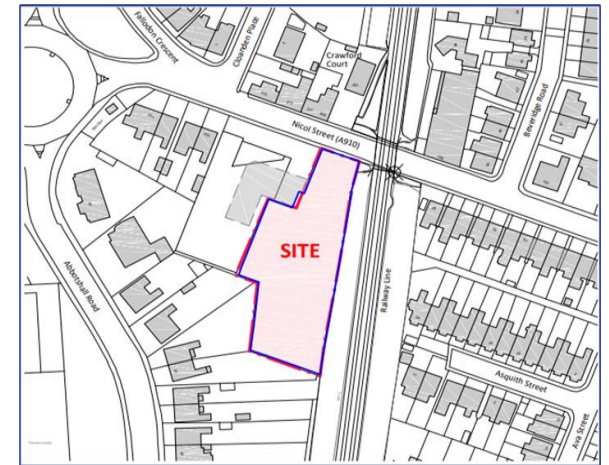
Offers in excess of £325,000 are invited for our clients heritable interest subject to the existing planning consent.

## VAT

VAT is payable on the purchase price.

## MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



For further information or viewing arrangements please contact the sole agents:

**Shepherd Chartered Surveyors** 11 Wemyssfield, Kirkcaldy KY1 1XN 01592 205442  
Jonathan Reid - j.reid@shepherd.co.uk

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