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land

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FOR SALE

LAND

[Ballingry Road, Ballingry, Fife](#)

- Potential development site
- Extending to 0.86 Ha (2.13 acres)
- Available for immediate entry

Commercial Department
27 Canmore Street, Dunfermline, KY12 7NU

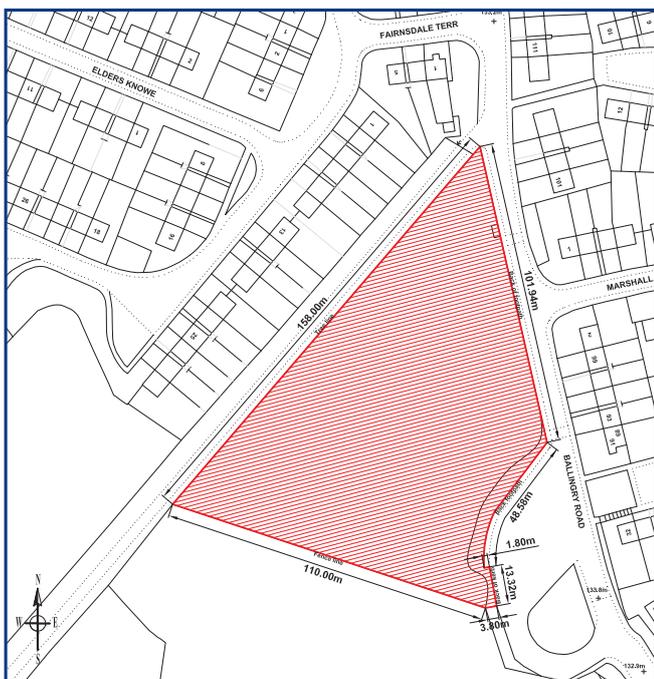
01383 604100

LOCATION:

The subjects under consideration are situated on the west side of Ballingry Road close to its junction with Fairnsdale Terrace approximately half a mile to the north of the B920 which skirts around the edge of Ballingry. Situated opposite the site is a densely populated residential housing estate.

Ballingry is a small, former mining village in West Central Fife, being linked to Lochore and Crosshill to the south. These established towns and villages have a population of just over 6,000 persons. Ballingry lies approximately 11 miles north-east from Dunfermline and some 10 miles north-west from Kirkcaldy. Nearby Lochgelly, to the south, provides a branch line railway station and also has an easy link to the adjacent East Fife Regional Road (A92) which links into the Central Scotland motorway network

The location of the property is shown on the undernoted plan.



DESCRIPTION:

The subjects comprise a greenfield site which is irregular in shape with a gradient from east to west. Site boundaries are partly defined, being formed in timber and wire fencing with boundaries being open to the front. The site is uneven, sloping with a number of undulations. The site is part of a large land parcel owned by the Council.

The site extends to approximately 0.86 hectares (2.13 acres).

PLANNING:

The subjects have been identified as BGY01 within the Local Plan as a housing site. Within the Local Plan the estimated capacity is for 25 residential units. All interested parties should make their own enquiries to Fife Council Planning Department to ascertain the potential for development.

GENERAL REMARKS

This is an excellent prospect to acquire the heritable interest in this potential development site.

The property is a HRA site and will require the council applying to the Scottish Executive for approval to dispose of the land. Transportation have previously advised that the access point to the site should be 40m from Marshall place, adjacent to the bus turning area.

Additional site and ground information is available through the marketing agents.

PRICE

Our client seeks offers in the region of £150,000.

VIEWINGS:

If any survey or investigations are to be carried out, the a licence/agreement must be entered into.

DATE OF ENTRY:

Entry will be available on completion of legal formalities.

REFERENCE:

ESA727

DATE OF PUBLICATION:

January 2015

CONTACT:

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IMPORTANT NOTE

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