

# DEVELOPMENT SITE

## FOR SALE

### JUNCTION ROAD KIRKCALDY

- Total site area approx. 0.198 hectares (0.49 acres)
- Detailed Planning Permission
- Popular residential location
- Offers in the region of £240,000 exclusive invited



**LOCATION:**

Kirkcaldy is one of Fife's principal centres having a resident population of approximately 50,000 persons and a further catchment area now estimated to be in excess of 150,000. The town benefits from an excellent communication system, having a main line railway station and also with the East Fife regional road lying nearby to the north of the town, providing a first class dual carriageway link to central Scotland's motorway network.

The subjects are situated towards the centre of Junction Road on its southern side, closeby with its junctions to Overton Road and Binnywells. Junction Road is a popular mixed use area with neighbouring occupiers including residential appartments, the Railway Club and Curran Motor Company.

The exact location of the subjects can be seen on the appended map:

**DESCRIPTION:**

The subjects comprise a relatively level parcel of land extending to approximately 0.198 hectares ( 0.49 acres). The subjects sit generally to the south of Junction Road towards the Eastern side of Kirkcaldy. Junction Road forms the northern boundary of the site. The site is bounded on the east by a block of modern apartments. The southern boundary is the track of the railway line and the western boundary is predominantly the neighboring Railway Club and associated yard.

The site has been cleared with the former factory building having been demolished allowing for development to begin immediately on site.

A site investigation has been carried out which has confirmed that there are no issues with ground conditions. A copy of the site investigation can be made available to interested parties.

**PLANNING:**

The site currently benefits from detailed planning permission for two separate potential developments the first being for two blocks of eight apartments and the second being for a single block of twenty apartments. Further information regarding the planning applications can be found on the Fife Council Planning Portal under the references 18/01674/FULL and 09/01464/CFULL. All planning enquiries should be put forward the Fife Council Planning Department.

**GENERAL REMARKS :**

This site offers an excellent development opportunity with detailed planning permission in place within a town which is currently seeing a rise in demand for good quality and affordable housing. There are a number of residential developments currently ongoing in the town with good sales figures being reported.

**PRICE:**

Offers in the region of £240,000 exclusive of VAT are invited.

**DATE OF ENTRY**

By agreement.

**VIEWING:**

Strictly by arrangement with the sole letting agents

**VAT:**

All prices are quoted exclusive of VAT.

**LEGAL EXPENSE:**

Each party will be responsible for the payment of their own legal costs in this transaction.

**FURTHER INFORMATION:**

Strictly by contacting the sole selling agents:

DM Hall LLP  
27 Canmore Street  
Dunfermline  
KY12 7NU  
Tel: 01383 604100

EMAIL: [ben.mitchell@dmhall.co.uk](mailto:ben.mitchell@dmhall.co.uk)  
[fifeagency@dmhall.o.uk](mailto:fifeagency@dmhall.o.uk)

You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

Ref: ESA2392

Date of publication: May 2021

**IMPORTANT NOTE**

DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that:

- (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
- (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property.
- (iv) All prices, premiums and rents quoted are exclusive of VAT.
- (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control.
- (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.