

# **DEVELOPMENT OPPORTUNITY**

## **FOR SALE**

Woodhead Farm High Valleyfield Fife

- Prime Development Opportunity (STP)
- Mix of residential and commercial units
- Opportunity for minimum of 50 residential units
- Site extends to approx.2.94 hectares (7.26 acres)
- Offers invited





#### LOCATION:

Valleyfield is a village lying in the West Fife area, approximately 6.5 miles west of Dunfermline. The village has a population of approaching 3,000 people, with local facilities available to serve the community accordingly. The subject site is well located on the northern fringe of High Valleyfield, which lies approximately 6.5 miles west of Dunfermline and within approximately 15 minutes' drive. The site lies adjacent to the A985 which is the main traffic route between Dunfermline and the Kincardine Bridge and runs parallel to the River Forth. Falkirk, Grangemouth and Stirling are also within 30 minutes' drive.

The larger nearby town of Dunfermline is the main population centre in West Fife and this has shown significant expansion over the last 15 years due to its key location, close to the Forth Road and Rail Bridges, also being adjacent to the M90 motorway and therefore having good road and rail links to Edinburgh.

Valleyfield has 1 primary school, with others in the surrounding villages. Secondary Education is provided in both Dunfermline and Inverkeithing

The exact location of the site is shown on the map appended.

#### **DESCRIPTION:**

The subjects comprise a parcel of land which extends to approximately 2.94 hectares (7.26 acres) which slopes gently upwards from north to south and is broadly rectangular in shape. It is currently a greenfield site of an agricultural nature which has not been farmed and comprises overgrown, rough grass.

The subjects comprise part of a larger mixed-use development site extending to approximately 6.1 hectares (circa 15.1 acres).

The site is bounded on three sides by public roads. Woodhead Farm residential Estate lies immediately to the south where a very successful private residential development has taken place over a number of years attesting to the potential of the area.

#### **ACCOMMODATION:**

The site extends to approximately 2.94 hectares (7.26 acres), with further potential in allocated land to the east which is in separate ownership.

#### PLANNING:

The site is identified in the Local Plan as HVF002 which is a larger site comprising 6.1 hectares of housing and employment land with an estimated residential capacity of 50 units. The Local Plan notes that the service employment land will occupy approximately 50% of the total developable site area. It is envisaged that the employment ratio is disproportionate for the Valleyfield settlement and that there is potential to renegotiate this and obtain more housing.

The site does not lie within any form of Conservation Area and there are no Listed Building surrounding the site.

All planning related enquiries should be put to the Fife Council Planning Department and further information on the existing planning permission can be found on the Fife Planning Portal.

#### **TECHNICAL INFORMATION:**

This is a Greenfield site and there are no technical packages available.

The site does however hold access to the remainder of the development site and we expect offers to reflect the value of this benefit

#### PRICE:

Offers are invited for the site and should be tendered exclusive of VAT.



#### **ENTRY:**

Upon completion of legal formalities.

### **FURTHER INFORMATION:**

Strictly by contacting the sole selling agents:-

DM Hall LLP 27 Canmore Street Dunfermline KY12 7NU

Tel: 01383 604100

Email: michael.court@dmhall.co.uk richard.johnston@dmhall.co.uk

#### VIEWING:

Strictly by arrangement with the agents.

Ref: ESA

Date of publication: February 2022



#### 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 lesses and do not constitute, nor constitute part of, an offer or contract.

  (ii) All descriptions, inference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any inteded purchasers ot 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 emplyment of DM Hall has any authority to make or give any representation or warrenty whatever in relation to the property
- v) 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 matchange outside our control.
- i) These particulars are provided for record purposes only and are not intended to create, nor to be relies upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.

