



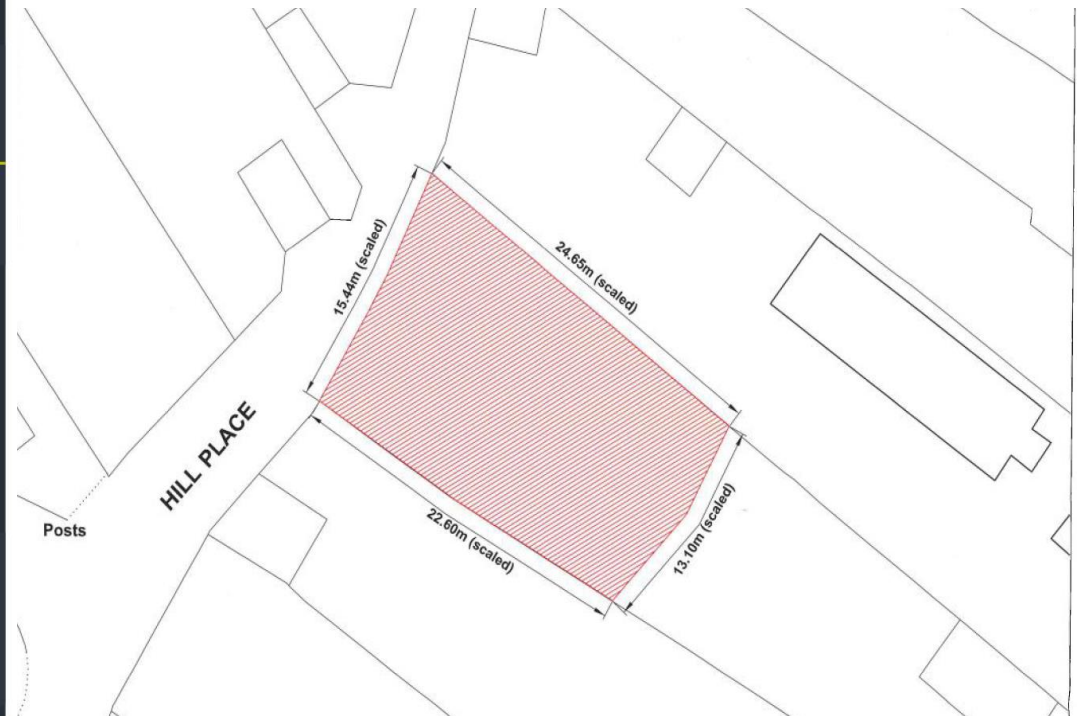
FALCONER
PROPERTY CONSULTANTS

FOR SALE

Land to rear of 305 High Street,
Kirkcaldy, KY1 1JL

RESIDENTIAL DEVELOPMENT LAND

- POA
- 0.08 ACRES
- FULL PLANNING PERMISSION AND BUILDING WARRANT GRANTED FOR 4 HOUSES
- PRIME TOWN CENTRE LOCATION



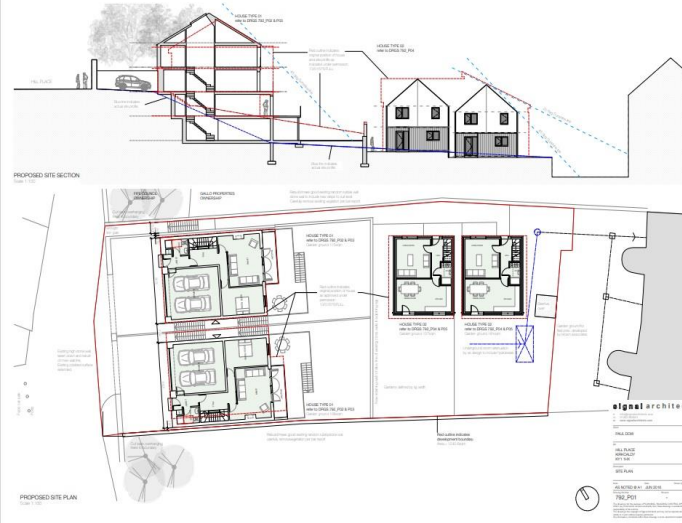
LOCATION

Kirkcaldy is a town and former royal burgh in Fife, on the east coast of Scotland. It is about 12 miles north of Edinburgh and 28 miles southwest of Dundee. The town had a recorded population of 49,460 in 2011, making it Fife's second-largest settlement and the 11th most populous settlement in Scotland.

The town is a major service centre for the central Fife area. It has a swimming pool, theatre, museum and art gallery, three public parks and an ice rink

The A92, which connects Dunfermline to the west with Glenrothes and Dundee to the north, passes immediately north of Kirkcaldy. The A910 road connects it to the western and central parts of the town.

The subjects are located on the southern side of Hill Place and to the rear of High Street within Kirkcaldy town centre.



DESCRIPTION

The subjects comprise a site extending to approximately 0.085 acres. The site benefits from being located within Kirkcaldy town centre.

The plot benefits from full planning permission and building warrant for two large, detached dwelling houses which are accessed from Hill Place and two smaller detached dwelling houses.

PRICE

Available on application.

FLOOR AREAS

We have been provided with a title plan which indicates that the total site extends to approximately to 0.085 Acres.

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Fife Council Planning Department.

Full details are available on the Fife Council planning portal under the reference: 16/02043/FULL

VAT

All prices, premiums and rents quoted are exclusive of VAT.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.



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VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

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