

FOR SALE

DEVELOPMENT OPPORTUNITY

14.1 ACRES (5.7 HA)

Ryden

savills

PLAY VIDEO



LAND EAST OF
A823, WELLWOOD,
DUNFERMLINE,
KY12 0PY

SITE EXTENDING TO APPROX.
14.1 ACRES (5.7 HA) IN EDGE-
OF-CITY LOCATION

PLANNING PERMISSION IN
PRINCIPLE FOR 140 HOMES

ATTRACTIVE SETTING WITH
TREE-LINED BOUNDARIES
AND OPEN VIEWS SOUTH

LOCATED AROUND 2 KM NORTH
OF DUNFERMLINE CITY CENTRE

OFFERS INVITED FOR
THE SITE AS A WHOLE


STRAWSONS
PROPERTY

LOCATION

The subject site is located around 2km north of Dunfermline city centre, Scotland's historic capital and home to over 58,500 people. Awarded city status as part of the Platinum Jubilee Civic Honours in October 2022, Dunfermline is Scotland's 5th largest city by population. The settlement is conveniently located approx. 20km north west of Edinburgh, 20km south west of Kirkcaldy and 30km east of Stirling. The proposed new Northern Link Road is anticipated to start at Halbeath and go through Milesmark, providing improved accessibility for the site when completed.

The M90 is accessible around 4km to the east of the site at Junction 3 and allows direct motorway access north to Perth; and south across the Queensferry Crossing bridge with numerous road connections to central belt locations then available. Dunfermline City railway station (2.3 km south of the site) is on the Fife Circle Line and provides direct links to Edinburgh Waverley station (approx. 35 mins).

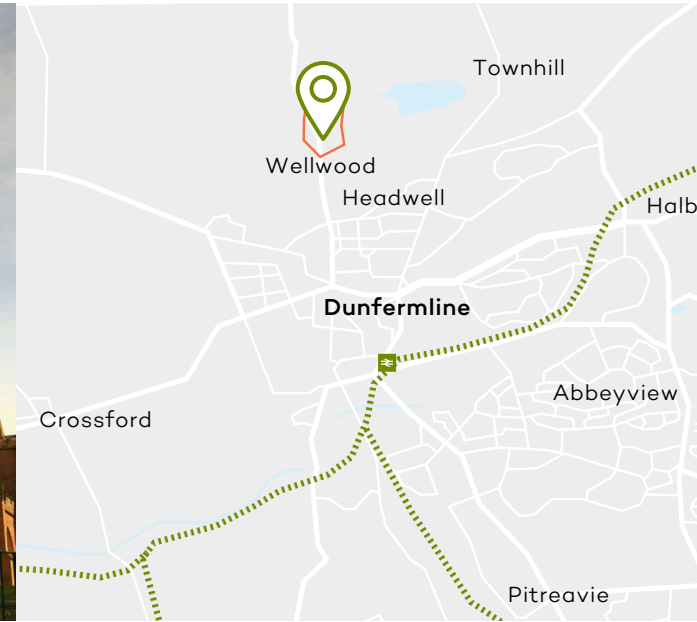
Within Dunfermline there are a number of amenities including libraries, cinema, theatres and a leisure centre. A range of retailers operate from the city centre with Fife Leisure Park, which is one of the largest leisure parks in Scotland with over 250,000 sq. ft. of retail and leisure accommodation, located to the east of the city. Medical services, including Queen Margaret Hospital, are also available.

The local area is popular with locals and tourists alike given its attractive countryside and easy access to the Fife coastline. There are numerous local walks and outdoor activities available within the vicinity. Townhill Country Park is located east of the site and comprises Town Loch, The Village Park and Town Hill Wood. There is a wide selection of golf courses within Fife with Canmore Golf Club less than 1km south of the site and Dunfermline Golf Club, one of Fife's premier parkland courses, also within the city. Dunfermline Abbey, one of the best examples of Scoto-Norman monastic architecture, is located close to Pittencrieff Park, around 2km south of the subjects.

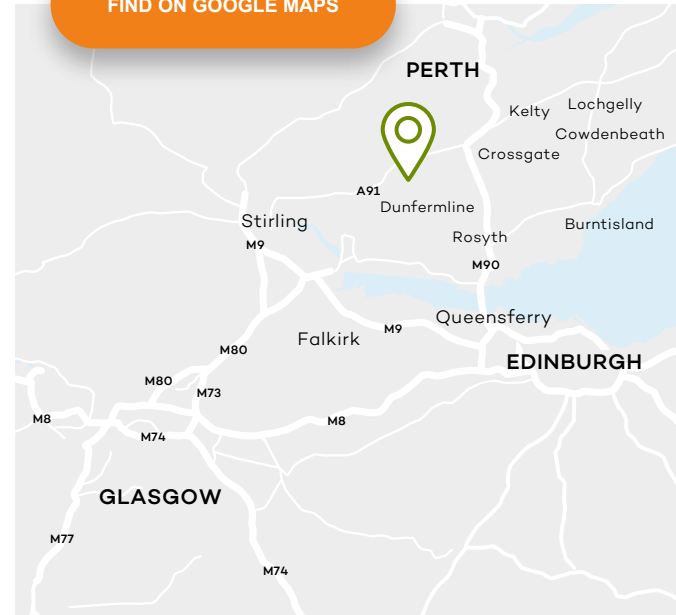
Dunfermline has recently seen some of the highest house value increases across east central Scotland and continues to be a target location for many volume housebuilders. Major employers within the Dunfermline / Fife area include Fife Council, NHS Fife and private sector employers such as Amazon, Nationwide Building Society, Sky and Lloyds Banking Group.

Fife College is located within Dunfermline and provides higher and further education courses. The catchment schools for the site are:

- McLean Primary School (approx. 1.2 km from the site)
- Queen Anne High School (approx. 500m)
- St Columba's RC High School (approx. 3.4 km)
- St Margaret's RC Primary School (approx. 2.3 km)



FIND ON GOOGLE MAPS





SITE DESCRIPTION

The land for sale is located in northern Dunfermline and extends to an approximate area of 14.1 acres (5.7 ha). The development opportunity has a well-positioned edge of city location neighbouring open countryside. The greenfield site generally slopes downward from the north (providing scenic views to the south) with the majority of the land comprising open grassland.

To the north of the site are arable agricultural fields. To the south are residential properties then Canmore Golf Club. To the east of the site is a single detached property then open space / Townhill Country Park. To the west of the site is a mix of residential and commercial uses while to the south west is Bellway's Carnegie View housing development (currently under-construction) then Queen Anne High School.

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NEIGHBOURING OPEN
COUNTRYSIDE





PLANNING

The subjects are designated within Fife's Local Development Plan (FIFEplan) (adopted 2017) as Housing Site 'Land to the north of Wellwood' (DUN044), part of the North Dunfermline SDA.

The subjects also benefit from the following Planning Permission in Principle (PPiP):

Ref: 17/00103/PPP

Applicant: Omnivale Ltd

Proposal: Planning permission in principle for residential development, access roads, open space and other associated development.

Decision: Approved at Appeal 28/03/2023 (Ref: PPA-250-2338)

Fife's Planning Portal can be accessed [here](#).

Development Description: The PPiP comprises an indicative development of 140 homes, comprising a mix of detached, semi-detached, terraced and apartment units. The development site is to be accessed from two new vehicular access points on the A823, with the primary through road being to a set road specification and the primary access from the A823 a priority junction with land set aside for future junction signalisation to be undertaken by the Council. There is a signed Unilateral Obligation for developer contributions towards education,

transport and footpath links together with affordable housing and traffic signalisation land mechanisms. Other design elements include a SUDS pond; boundary landscaping; and pedestrian / cycle linkages.

Full details of developer obligations relating to affordable housing; education / transport / footpath contributions; and other requirements are available from the joint selling agents.

For advice regarding planning, please contact Fife Council on development.central@fife.gov.uk

Full planning information is available from the joint agents on request.



METHOD OF SALE

Full closing date offer requirements will be outlined within a Process Letter available on request from the joint agents.

Parties should note interest with the joint agents in the first instance in order to be kept informed of any closing date set.

The heritable interest (freehold) in the site is offered for sale.

Offers unconditional on planning and other statutory consents are preferred by the vendor.

The vendors may require overage / clawback provisions.

Interviews may be undertaken with offering parties to provide greater clarity on bids.

Strict timetables regarding agreed dates of entry will be observed.

FURTHER INFORMATION

Parties should note interest with the joint agents in the first instance in order to receive any further information available. Further planning and technical information relating to the site is available by accessing the data room (details available on request).

On-site inspections can be organised by contacting the selling agents.

Each party will be liable for their own legal costs.

The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

A title plan will be prepared for sales purposes. Only indicative boundaries are provided and should not be relied upon.

The vendor reserves the right to sell the property without reference to any other party. The vendor also reserves the right not to sell the property if no satisfactory bids are received.

Indicative Layout Plan



GET IN TOUCH

Viewing is strictly by arrangement with the sole selling agents.

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WELLWOOD DUNFERMLINE

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 requires the agents acting on both sides of any qualifying transaction to undertake appropriate due diligence in relation to, and in advance of, any such transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding. Both parties will disclose all relevant information, prior to conclusion of missives / exchange, required to enable the agents to meet their respective obligations under the Regulations. Messrs Ryden and Savills for themselves and for vendors or lessors of this property whose agents they are given 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 intending purchasers or tenants should not rely on them as statements or representations 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 Messrs Ryden and Savills has any authority to make or give any representation or warranty whatsoever in relation to this property. **September 2023**