



RIVERSIDE RESIDENTIAL DEVELOPMENT

5 RIVERSIDE, THORNTON, KIRKCALDY, FIFE, KY1 4EJ

Opportunity to develop 5 superior residential units in a highly accessible location

Thornton 0.5 miles ■ Kirkcaldy 4 miles ■ St Andrews 24 miles ■ Edinburgh 30 miles

Acreage 0.80 acres (0.32 hectares)

- Planning Permission in principle for the erection of five detached dwellinghouses.
- Picturesque setting with countryside views
- Accessible location for commuting

Cupar
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SITUATION

The site is on the south western fringes of the village of Thornton and a ten minute drive from the popular Fife town of Kirkcaldy. It is very well positioned for the commuter and benefits from a comprehensive offering of services and amenities in Kirkcaldy including several large supermarkets, shops, banks, health centres, restaurants, pubs and hospital. Kirkcaldy Farmers Market is a regular event selling high quality Scottish produce. A wider offering of amenities is available in Glenrothes and Dunfermline which are both close by, with St Andrews, Perth, Dundee and Edinburgh all within comfortable driving distance. There is also easy access to the lovely quaint villages of Fife's East Neuk such as Crail, Anstruther, Pittenweem and Elie, whilst the glorious countryside and coastline in the area comprises a lovely mix of rolling hills, woods, farmland, river and beaches offering considerable scope for the outdoor enthusiast with walking, riding, cycling, sailing, shooting and fishing all readily available along with an abundance of wildlife. It is the game of golf for which Fife is best known with many highly rated courses in a comparatively small area including the Old Course at St. Andrews which plays regular host to the Open Championship along with the likes of Balbirnie, Ladybank, Lundin Links and Crail. Accessibility is excellent with the centre of Edinburgh only 30 miles distant by road. There is a main line railway station in Markinch and Kirkcaldy, whilst Edinburgh Airport is about 25 miles from the house. Primary and secondary schooling is available locally with independent schooling available at St. Leonards in St. Andrews and the High School of Dundee, along with several highly rated schools in Perth and Edinburgh

DESCRIPTION

The site at Riverside extends to approximately 0.80 acres (0.32 Ha), currently utilised as a grass paddock the site benefits from planning permission in principle allowing for the creation of 5 detached residential dwelling set in good sized garden grounds. The planning permission was awarded in December 2021 under planning reference 19/01804/PPP. The site is accessed directly off Riverside and provides a highly accessible semi-rural situation with impressive views to the West. We understand that water, gas and electrical supplies all pass within a reasonable distance of the site. To the north of the site is a timber store under a tin roof. This is included within the sale per the sale plan. The traditional stone boundary wall to the North is specifically excluded from the subjects of sale.

TECHNICAL INFORMATION PACK

A technical information pack containing copies of the Planning Consents and associated plans are available upon request from the Selling Agent.

Directions

From the A92 exit the roundabout onto the B9130 signposted Thornton. Follow the road for approximately 1 mile turning left onto Riverside. Take the third drive on the left and the site is then located on your right hand side after passing through the gates.

POST CODE

KY1 4EJ

WHAT3WORDS

///complies.fond.races

SOLICITORS

Rollos
North House
North Street
Glenrothes
KY7 5NA

Tel:01592759414

LOCAL AUTHORITY

Fife Council
Fife House
Glenrothes
KY7 5LT

FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

VIEWINGS

Strictly by appointment with the Selling Agents. Viewing appointments will be arranged subject to Government legislation regarding COVID-19 and social distancing measures will be adhered to at all times.

ANTI MONEY LAUNDERING (AML) REGULATIONS

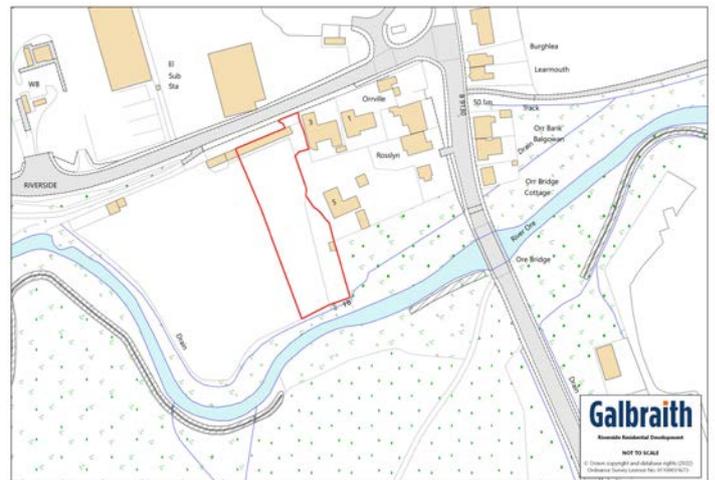
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

Failure to provide this information may result in an offer not being considered.

MORTGAGE FINANCE

Galbraith has an alliance with FOX Private Finance, a brokerage with a bespoke approach to funding. Through their relationships with retail, commercial and private banks they can assist with securing a mortgage to suit your circumstances. For further information please contact Matthew Griffiths, based in their Edinburgh office, on 0131 510 9251 Email: mg@foxprivatefinance.com



IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in March 2022.