

# FOR SALE

DEVELOPMENT  
OPPORTUNITY

# Galbraith

**Elevated site with outstanding views over the Firth of Forth and the Forth Bridges**

- Planning permission for residential development
- Scope for alternative uses including carehome use
- Approximately 2.17 acres (0.88 hectares)

## COLLINSWELL PARK

ABERDOUR ROAD, BURNTISLAND,  
FIFE, KY3 0EN



## LOCATION

Burntisland is located on the southern coast of Fife overlooking the Firth of Forth and has a resident population of circa 6,500 people. Burntisland is a popular commuter town to the larger conurbations in Fife and Edinburgh, and benefits from a railway station on the Edinburgh to Dundee main line. The town is also a popular destination for tourists and day trippers who visit to enjoy the beach, links and promenade.

## DESCRIPTION

The property occupies a prominent elevated position on the corner of Aberdour Road and Kirkton Road with direct access off the public road to the north. The site is split over two levels and extends in total to 2.17 acres. The upper and lower sites are generally level, with the upper level sitting atop a rocky outcrop providing outstanding views over the town, the Firth of Forth and the Forth Bridges. It should be noted there is a grade "C" listed dovecot located in the south west corner of the site.

## PLANNING

The site benefits from planning permission for residential development, which is live in perpetuity as the site forms part of the former Alcan Factory site planning consent for 339 residential units, ref: 04/00005/COPP. It should be noted that there is no affordable housing requirements provided the number of units built on site does not exceed the original consented 339 units. The current balance stands at 49 units, over the upper and lower sites. We estimate there would be capacity for 15 to 20 terraced/semi-detached houses.

The site has also benefitted from planning permission in principle for the erection of a 60 bedroom carehome on the upper site and 32 flats on the lower site, ref: 11/01648/PPP. This consent has expired but is understood to be an acceptable use in the event the consent was renewed or if a similar application was made.

## TECHNICAL INFORMATION PACK

A Technical Information Pack has been prepared, containing the planning consents, ground condition survey, service infrastructure plans and topographical survey data. The technical information pack may be sent to seriously interested parties upon request.

## VAT

Any intending purchasers must satisfy themselves as to the instance of VAT in any transaction.

## PRICE

Our clients are seeking offers for their freehold interest in the site. A closing date may be set for offers to be submitted and any offers should be set out in heads of terms format. Further details with regard to offer requirements will be circulated prior to a closing date being set.

Each party will be responsible for their own legal costs incurred in this transaction.

Our clients are not bound to accept the highest or indeed any offer.

## ENTRY

To be mutually agreed.

## VIEWING AND FURTHER INFORMATION

The site is open and may be seen from the public road. We would point out that livestock may be present in the field and therefore viewing parties are advised to take due care with regard to disturbance and bio-security risks. Any enquiries or requests for further information should be directed to the Selling Agents.

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FIFE, KY3 0EN



## DIRECTIONS

From the M90 exit at Junction 1 and take the A912 east for approximately 8 miles until you reach Burntisland. On entering the town continue for a short distance and the subjects are located on the corner of Aberdour Road and Kirkton Road.

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