

KIRKFORTHAR FEUS

MARKINCH, FIFE

DEVELOPMENT OPPORTUNITY

Galbraith



KIRKFORTHAR FEUS, MARKINCH, FIFE, KY7 6LR

Development site with Planning Permission in Principle
for 6 houses

- Attractive accessible location close to the A92 trunk road
- Services nearby
- Approximately 1.40 acres (0.57 hectares)



Galbraith

Stirling
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 OnTheMarket.com

LOCATION

The subjects are located at the northern end of the settlement of Kirkforthar Feus and lie to the east of the A92 trunk road and the East Coast Mainline. The village of Freuchie lies approximately 1.5 miles to the north and provides a range of local services. Glenrothes about 3 miles to the south provides a wide range of facilities and services including medical services, supermarkets, banks and a range of local, regional and national retailers. There is a railway station at Markinch which is about 2.5 miles to the south east of the site that provides daily services to Edinburgh and Scotland's Central Belt.

DESCRIPTION

The subjects comprise a cleared greenfield site extending to approximately 1.40 acres (0.57 hectares). The land is generally level along the eastern boundary and slopes gently downhill to the western boundary. The site is bounded to the south by residential properties, and to the north and east by a private road.

PLANNING

The subjects benefit from planning permission in principle for the erection of 6 dwellinghouses granted by Fife Council on 31st May 2019 under reference 18/02907/PPP. The land is accessed via a private road that leads from the A92 public road to the west.

Alternatively, the planning consents can be viewed on the Fife Council planning portal:

<https://planning.fife.gov.uk/online/applicationDetails.do?activeTab=document&keyVal=PG9X39HFKDLOO>

TECHNICAL INFORMATION PACK

A Technical Information Pack has been prepared, containing the Planning Consents and location of utility services. The pertinent information is available via an online data room - please contact Galbraith for access.

SERVICES

There is a mains connection of water located in the private road immediately to the east of the site. A mains sewer runs centrally through the site from south to north. Scottish Water as a statutory undertaker have rights to maintain the sewerage pipe. It is understood that there is sufficient capacity in the mains network to facilitate development. An overhead mains electricity line crosses site from the eastern boundary to the southern boundary.

PRICE

Our clients seek offers in the region of £300,000 for their freehold interest in the property. A closing date may be set for this property and our clients are not bound to accept the highest offer or indeed any offer.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser will be responsible for LBTT, registration dues in connection with the transaction.

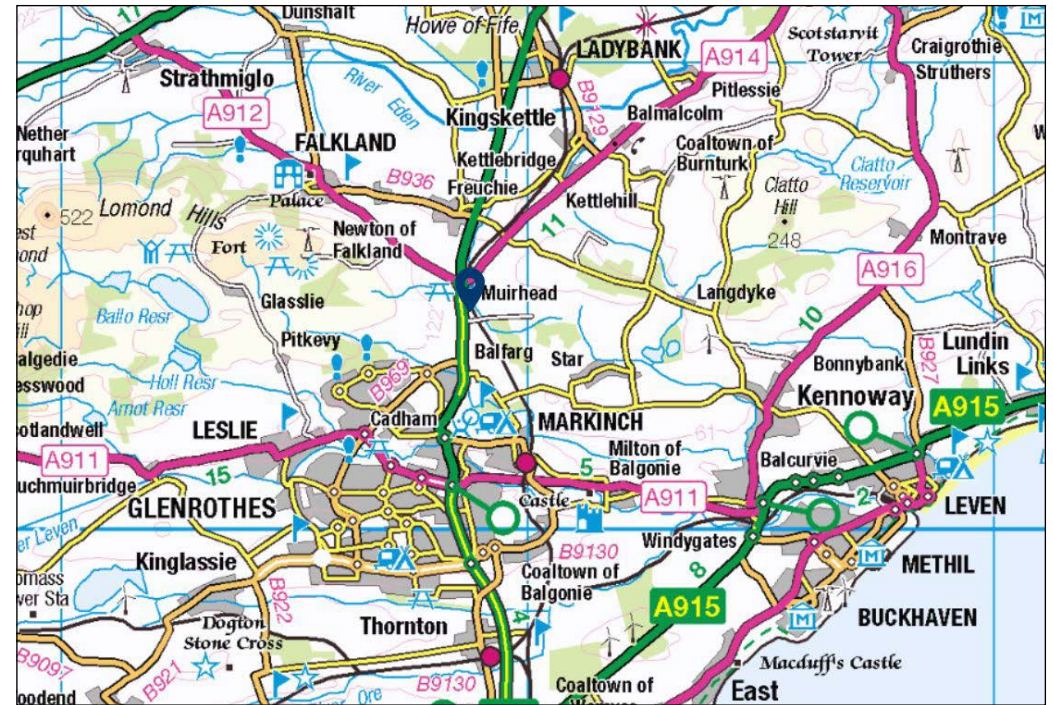
VAT

VAT will not be payable on the purchase price.

VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.



All enquiries or requests for further information should be directed to the sole selling agents:

Galbraith
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IMPORTANT NOTES

Galbraith 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 intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract;

ii) all descriptions, references 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 and are advised to do so;

iii) no person in the employment of Galbraith has any authority to give representation or warranty whatever in relation to this property;

iv) all prices, rents and premiums are exclusive of VAT at current rate



Galbraith

Promap v2
LANDMARK INFORMATION

MP 0.5

Pump

Isnaes

WB

Woodend Cottage

North Schoolhouse

South Schoolhouse

0m 10m 20m 30m