



LAND OFF SOUTH AVENUE, BLAIRHALL, FIFE, KY12 9PJ

- Greenfield land extending to approx. 6.7 acres (2.7 ha) with development potential for over 64 homes, subject to consents
- Planning permission in principle granted for family housing development
- Attractive edge-of-village setting in desirable rural settlement around 6 miles west of Dunfermline
- Offers invited

© Getmapping plc 2015. Plotted scale - 1:3101



LAND AT KINNEDDAR MAINS STEADING

LOCATION

The site is positioned to the south of Blairhall, a historic west Fife village in Scotland's central belt. The settlement benefits from a scenic rural location with modern transport links providing access to nearby towns and cities. Dunfermline (approx. 9 km / 6 miles), Alloa (approx. 13 km / 8 miles), Stirling (approx. 22km / 14 miles), Edinburgh (approx. 29 km / 18 miles) and many other central belt settlements are within a commutable distance. The A907 can be joined to the north of Blairhall, less than 1 km from the site, allowing continuous A-road access to all major settlements within the central belt and beyond. The village benefits from public transport links to Dunfermline, to the east, with a regular bus service available. The nearest railway station is in Dunfermline from which direct rail services operate to Edinburgh (approx. 40min), while services from Alloa provide direct access to Glasgow (approx. 50 min).

Blairhall is mainly residential although there is a primary school, nursery and public house within the village. Within Oakley (around 1km east) there is a post office, pharmacy, health centre and a number of convenience retailers. Both Dunfermline and Alloa offer a wide selection of retail and community facilities with a range of primary and secondary schooling available in both settlements. Throughout Fife there are pleasant rural and coastal walks to enjoy with a wealth of golf courses and country pursuits available.

DESCRIPTION

The land for sale is located to the south of Blairhall and extends to an approximate area of 6.7 acres (2.7 ha). The untenanted agricultural land (with an area of woodland to the north west) slightly slopes downwards from north to south. The site has an attractive edge-of-village location with residential development an appropriate extension to the existing layout of the settlement. Established detached housing is positioned to the north west of the site with a mature treebelt then open space and parkland to the north. To the west, south and east are open agricultural fields with the Comrie Dean viaduct further to the south. The site benefits from westerly and southerly views towards the Forth, Stirling and the Ochils and beyond to Ben Lomond. The site allows vehicular access from South Avenue to the north of the site.

PLANNING

Within the Approved Fife Structure Plan 2006-2026 Blairhall is located within the Strategic Housing Land Allocation for the Western Villages. The Adopted Dunfermline and West Fife Local Plan designates the site for housing – Land south of Blairhall (BLA 001). Planning permission in principle has been granted for housing at the site with a Section 75 Agreement signed and available from the selling agents:

Reference: 14/02144/PPP

Proposal: Planning Permission in Principle for residential development and formation of new access

Status: Approved

Issued: 23/02/2015

Comment: Affordable housing at 25% of total units (maximum of 19 units) will be required to be delivered on site and education contributions are also outlined within the Section 75 Agreement. The Local Plan designates the site for around 64 units overall although there is potential to increase this number, subject to detailed consents. The approved application states that higher density housing and affordable housing should be concentrated in the north and west of the site adjacent to South Avenue. Lower density housing is to be concentrated to the south and east of the site.

Full planning documentation can be obtained by entering the planning references into Fife Council's planning search website:

<http://planning.fife.gov.uk/online/search.do?action=simple&search>

For further information on planning Fife Council can be contacted on 03451 551122.

FURTHER INFORMATION

The following documents are available to interested parties from the selling agents:

- Planning Application 14/02144/PPP Documentation
- Masterplan Statement (May 2014) – Ian Dickie Architect
- Transport Statement (April 2014) – SIAS Limited
- Contaminated Land Desk Study (May 2014) – Landmark
- Flood Risk Appraisal (May 2014) – Landmark
- Minute of Agreement (Section 75 Agreement) for planning application 14/02144/PPP
- Offer to Sell Pro-Forma

METHOD OF SALE

The heritable interest (freehold) in the property is offered for sale as a single lot with vacant possession. Offers are invited.

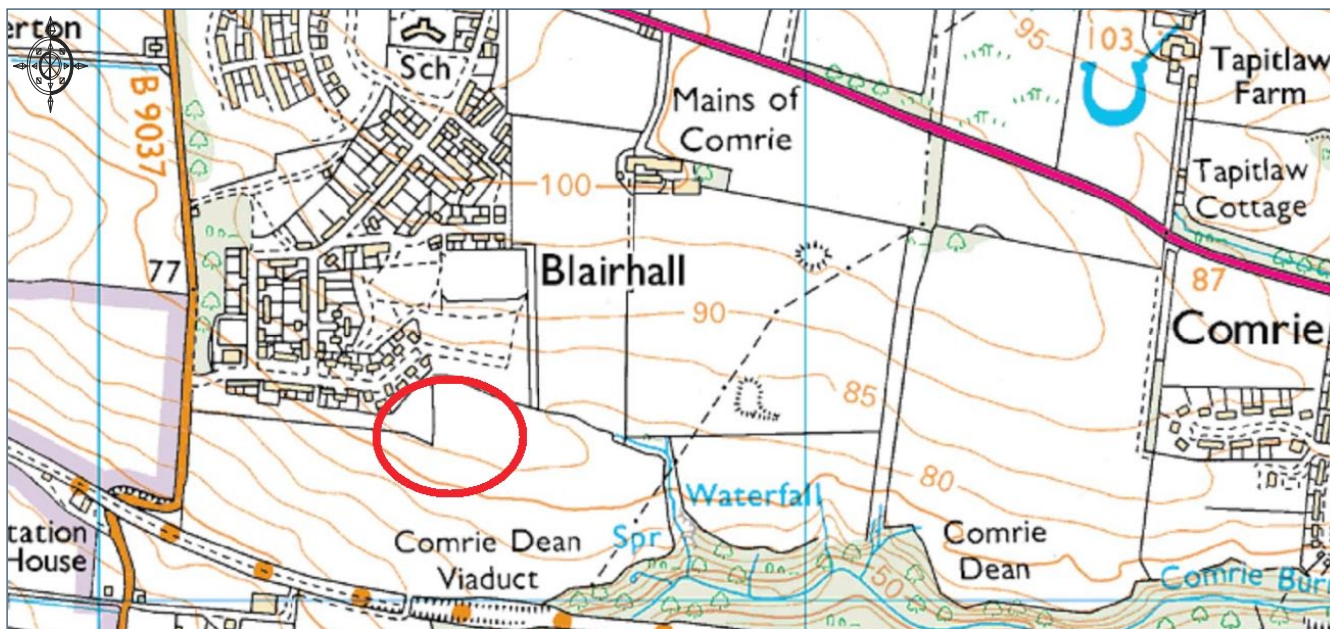
Parties should note interest with Savills in the first instance in order to be kept informed of any closing date set and receive further information.

Offers must be submitted as per the Offer to Sell Pro-Forma available from the selling agents.

Interviews / a second closing date for shortlisted parties may be required if further bid information is required and / or differentiation of initial bids submitted is required.

Strict timetables regarding agreed dates of entry will be observed.

The owner reserves the right to sell the land without reference to any other party.



NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed. Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office © Crown copyright licence number 100024244 Savills (UK) Limited.

TITLE PLAN

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

VIEWING

Viewing can be undertaken from South Avenue at the viewer's own risk.

To access the site please contact the selling agents.

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



NOTE - Published for the purposes of identification only and although believed to be correct its accuracy is not guaranteed. Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office © Crown copyright licence number 100024244 Savills (UK) Limited.

SAVILLS

Wemyss House, 8 Wemyss Place,
Edinburgh, EH3 6DH
T +44 (0) 131 247 3700
F +44 (0) 131 247 3724

RICHARD COTTINGHAM

rcottingham@savills.com
T +44 (0) 131 247 3786

BEN BROUGH

bbrough@savills.com
T +44 (0) 131 247 3730

JB & CO

JOHN BROWN

john.brown@jb-uk.com
T +44 (0) 7768 583919

