
Planning Permission
in Principle for
up to 145 Homes
commuting distance
from Edinburgh

Residential Development Opportunity

Land south of the Avenue,
Lochgelly, Fife, KY5 9HP



Ryden





KEY HIGHLIGHTS

- Lochgelly is situated between two Lochs – Loch Gelly and Loch Ore. The site is located to the south east of the town.
- Approx. 23 miles from Edinburgh. Lochgelly train station has trains to Edinburgh in under an hour.
- Located within the wider Lochgelly Strategic Land Allocation.
- Planning Permission in Principle for up to 145 homes.
- The site extends to approximately 16.8 acres.



LOCATION

The site is situated to the southeast of Lochgelly, a small town in Fife with a population of c. 7,000 people, around 9 miles from the city of Dunfermline and around 23 miles from Edinburgh.

Lochgelly was originally a weaving and agricultural village, and with the discovery of first ironstone and then coal, the town developed into one of the main coal mining centres in Fife.

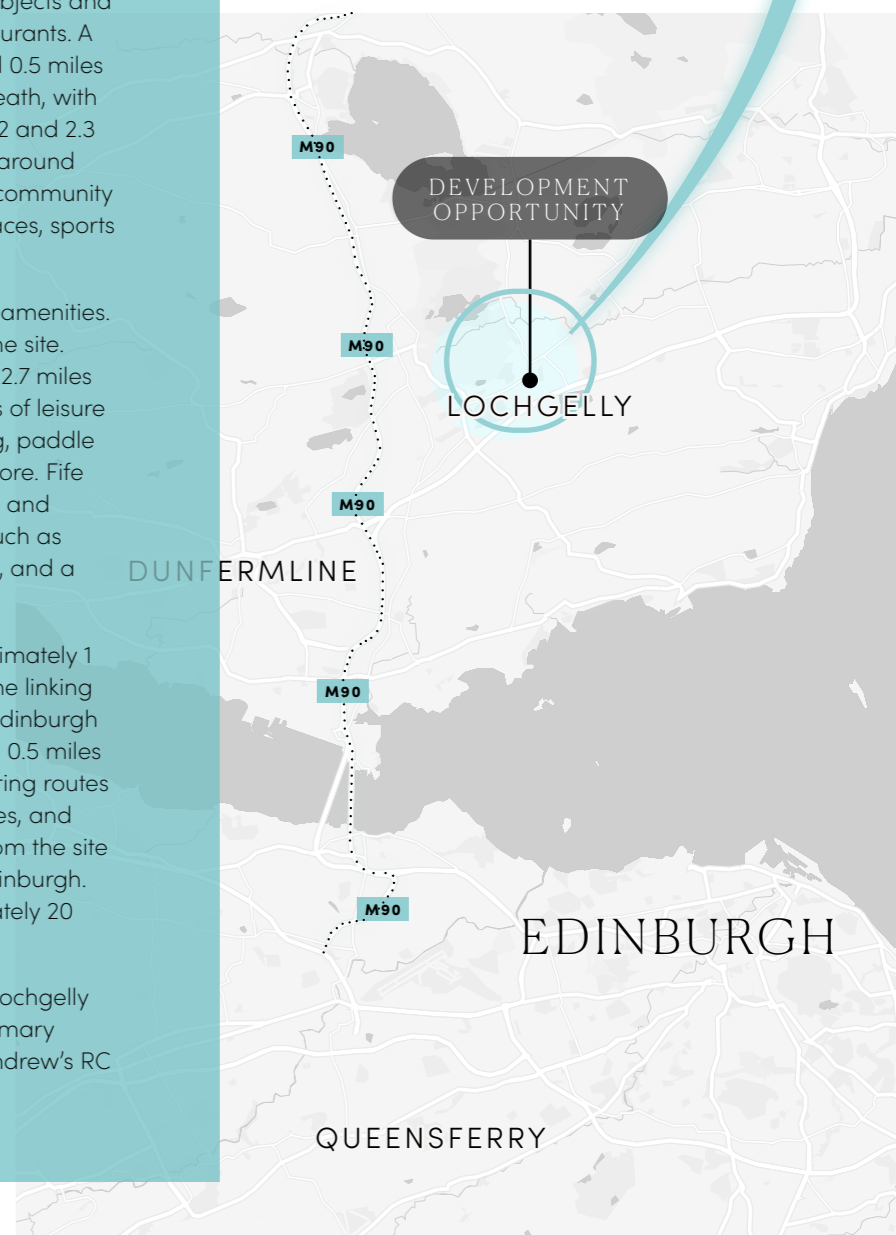
The site is located south of The Avenue which runs along the southern boundary of the town. A recent development 'The Avenues' was completed just north of the subjects. The site is set within stunning scenery and surrounded by nature, with views of the Lomond Hills to the north and Loch Gelly – the lake of 'Bright Water's' – less than half a mile south of the site.

Lochgelly High Street is 0.2 miles from the subjects and provides a number of shops, pubs and restaurants. A Premier convenience store is located around 0.5 miles away. Larger retail is available at Cowdenbeath, with a large Morrisons and Aldi approximately 2.2 and 2.3 miles away respectively. Lochgelly Centre is around 0.6 miles from the subjects and is a hub for community activity, with a Library, café bar, meeting spaces, sports hall, and 412 seat studio theatre.

The site is well located for a range of leisure amenities. Lochgelly golf club is less than a mile from the site. Lochore Meadows Country Park sits around 2.7 miles from the subjects and offers over 1,200 acres of leisure space, with outdoor pursuits including sailing, paddle sports, wild-swimming, cycling and many more. Fife Leisure Park is around 6.3 miles from the site and provides a range of activities and services such as mini-golf, ten-pin bowling, a cinema, a gym, and a range of food and drink outlets.

Lochgelly has a train station which is approximately 1 mile from the site. This is on the Fife Circle Line linking Lochgelly to the towns of Fife, and trains to Edinburgh in under an hour. There is a bus stop around 0.5 miles from the site which has several services offering routes to locations including Dunfermline, Glenrothes, and Kirkcaldy. The A92 road is less than a mile from the site and connects to Dundee and the M90 to Edinburgh. Edinburgh International Airport is approximately 20 miles from the site.

The site is in the school catchment area for Lochgelly South Primary School and St Patrick's RC Primary School, and Lochgelly High School and St Andrew's RC High School.



DESCRIPTION

The site extends to around 16.8 acres and is roughly rectangular in shape. It is currently used for agricultural purposes. The site slopes gently from the north to the south-east.

The site is bounded by The Avenue road to the north, and further agricultural land at all other points. A hedgerow borders the site on the western edge.

PLANNING & DEVELOPMENT PROPOSALS

The site is allocated for future development within the adopted FIFEplan 2017 as part of the Lochgelly Strategic Land Allocation (Ref. LGY 007).

It has planning permission in principle for up to 145 residential units; with 5% affordable housing, associated car parking, open space, landscaping, and drainage (Ref. 21/00791/PPP). Access into the site is from two points along The Avenue at the north of the site. The primary access point will facilitate the creation of a link road running south to the western part of the site, providing a permeable connection to the wider Lochgelly Strategic Land Allocation.



METHOD OF SALE

The Heritable Interest (Freehold) of the site as a whole is offered for sale. We invite all offers, including those which are subject to planning.

Interested parties should register their interest with the selling agents at an early stage in order to be kept informed of any closing date which may be set.

Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

VAT

The site is elected for VAT.

FURTHER INFORMATION

A suite of technical information is available from the selling agents via the dataroom.

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