



Development Site, Junction Road, Kirkcaldy, KY1 2BH

- Rare opportunity for town centre site
- Planning consent obtained for flatted residential development.
- Potential industrial/storage uses subject to planning
- Site extends to 0.72 acres (0.29 hectares)



LOCATION

Kirkcaldy is one of Fife's principal centres with a population approaching 50,000 and a catchment area estimated to be in the region 150,000 persons.

The town benefits from an excellent transportation network with a railway station on the main east coastline which runs from London's Kings Cross via Edinburgh to Aberdeen. By car, the town is readily accessible via the A92 Fife regional road providing short drive times to Edinburgh, Dundee and The Central Belt. There is Kirkcaldy bus station in the heart of the Town Centre which provides local, regional and national services.

The subjects are situated on Junction Road, towards the western junction with Factory Road and lying directly opposite the meeting with Overton Road in a predominantly residential area with a small number of commercial interests. Junction Road links St Clair Street to the east which is one of the principal routes on the eastern side of the Town.

The town's main shopping and business areas where general amenities can be found, lies only a short distance away to the south west.

DESCRIPTION

The site comprises an open parcel of land which is relatively level and is enclosed by a mixture of wall and timber fencing to all boundaries.

It has the benefit of planning consent for the erection of 20 flatted dwellings with parking and associated landscaping under planning reference 09/01464/CFULL. The consent has been varied under reference 18/01674/FULL to provide an alternative scheme for the erection of 16 flatted dwellings with associated parking and landscaping.

The site is also thought suitable for alternative uses such as industrial and storage (subject to planning consent).

ACCOMMODATION

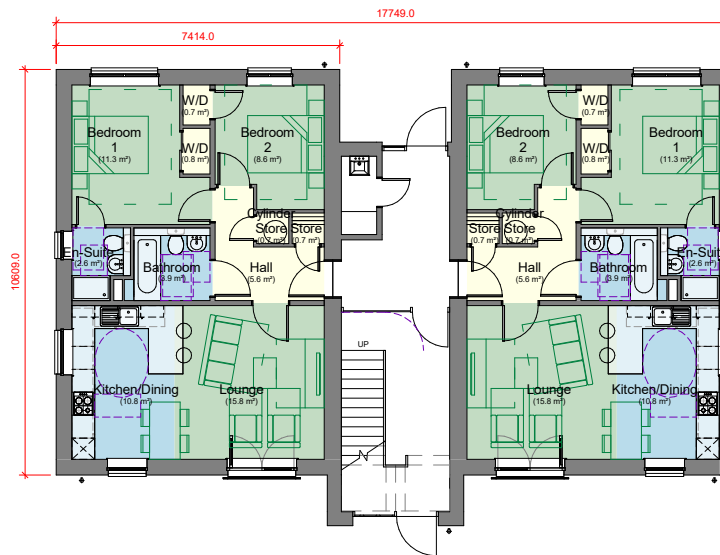
The site area has been calculated using a digital mapping system and we estimate the subjects to extend to 0.72 Acres (0.29 Hectares).



2 First Floor Plan
1: 100



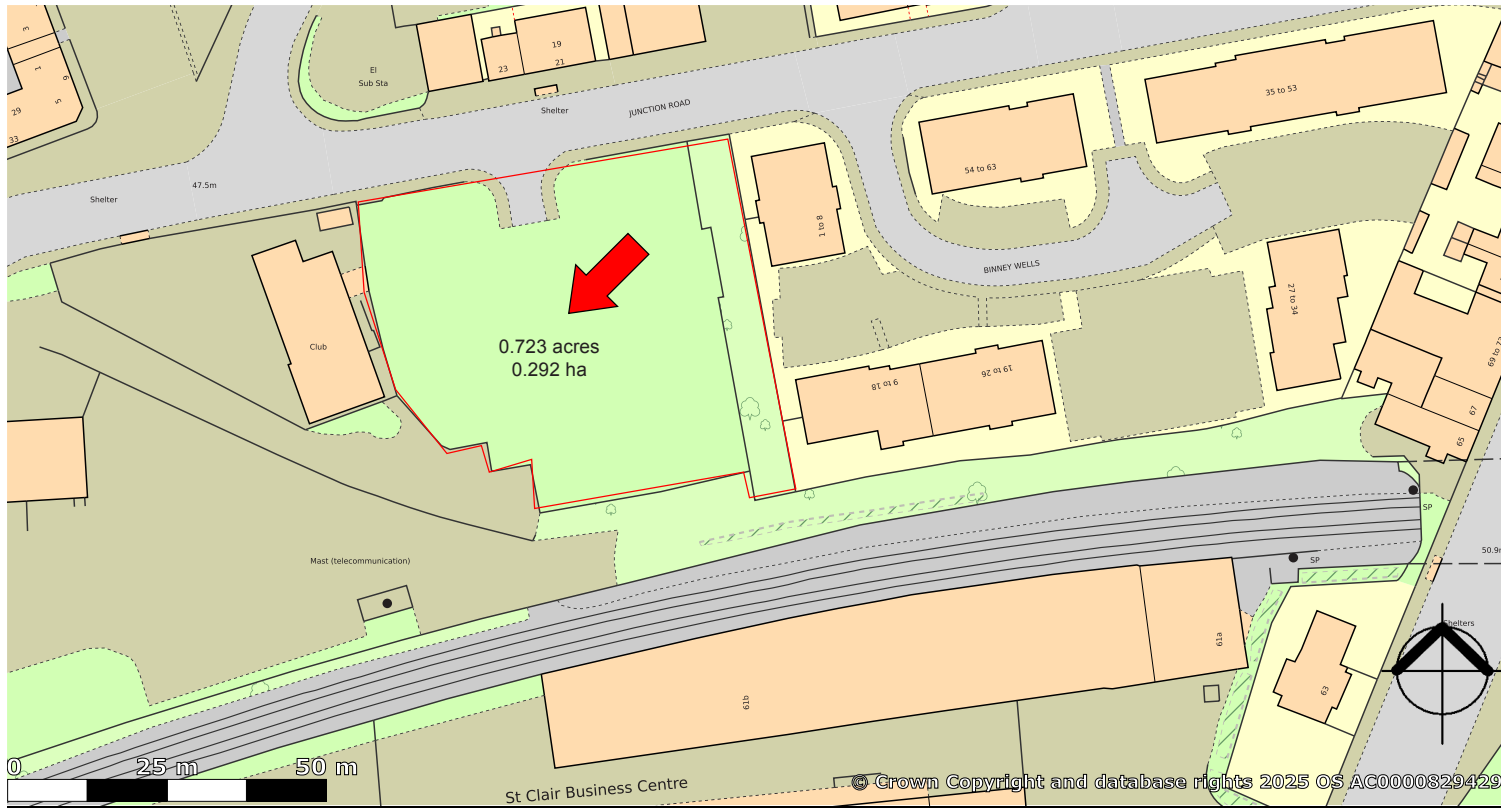
4 Third Floor Plan
1: 100



1 Ground Floor Plan
1: 100



3 Second Floor Plan
1: 100



RATEABLE VALUE

With reference to the Scottish Assessors Association Website, we note that the subjects have a current rateable value of £6,200.

RENT / SALE PRICE

Offers are invited in excess of £175,000.

LEGAL COSTS + VAT

Each party will be liable for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

EPC

No EPC is required.

To arrange a viewing please contact:



Duncan Fraser
 Director
 duncan.fraser@g-s.co.uk
 07769 377 431

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