



LAND AT SEAMILL POND
BURNTISLAND, FIFE

Galbraith

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DEVELOPMENT OPPORTUNITY

- Approximately 10.08 acres (4.07 hectares)
- Land located within the Burntisland Settlement Boundary
- Historic planning permission for development of an 80 bedroom care home
- Scope for residential use subject to obtaining the necessary consents
- Full rights of access available
- Offers Invited



Galbraith

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 OnTheMarket.com

Location

The land is located in the western edge of Burntisland and enjoys excellent views to the west towards the Forth bridges. Burntisland is located on the north shore of the Firth of Forth and has a population of approximately 6,300. The town benefits from many local amenities including local and national retailers, restaurants, pubs, a leisure centre, primary school and a medical centre. The town also has the links which is a public park and a popular sandy beach. Burntisland has a rail station with regular services to Edinburgh and the town is popular with people looking to commute to Edinburgh and other towns in Fife, including Kirkcaldy and Dunfermline.

Description

The site is generally level and bounded to the north by the railway line, to the south by open space in the ownership of Fife Council and a sea wall to the west with the Firth of Forth beyond. The land is accessed via Haugh Road and a private track which has a reserved right of access.

Planning

The site is located in the FIFEplan area and is within the Burntisland settlement boundary. The land is currently identified as open space, but has benefitted from planning permission in principle for the erection of an 80 bedroom care home and associated facilities granted in September 2008. The planning permission has now lapsed, but recent conversations with the local authority has been supportive towards development of a care home in this location. It is also understood to be local councillor support for development. There may be scope for the development of a children's nursery or residential development on site subject to obtaining the necessary consents.

Technical Information and Data Room

Plans showing drawings of previously considered schemes for the site and the historic planning permission, together with plans showing the location of service infrastructure are available in the data room, which may assist parties with their appraisal of the site.

The pertinent information is available via an online data room - please contact Galbraith for access.



Any further planning enquiries can be directed to Fife Council: 03451 551122.

Method of Sale

Our clients are seeking offers for their freehold interest in the land, with an expectation the offers will be conditional on obtaining planning permission.

A deposit of £20,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

Interested parties will be notified of a closing date and requested to submit a heads of terms offer. Galbraith will issue the required form of offer to interested

parties on notification of the closing date. The form of offer will include the minimum information required and timescales.

We recommend that interested parties note their interest in the site in order to be kept informed of any closing date and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.

