



Junction 6

A922

Sainsbury's

Kinross

M90

Junction Road

Clashburn Road



TODD & DUNCAN

B96 High Street

Old Cleish Road

- Open land with established vehicular access totalling approximately 5.5 acres
- Conveniently located close to M90 motorway
- Possible development opportunity, subject to consents

Land off Old Cleish Road, Kinross KY13 8DG  
**FOR SALE**



GERALDEVE



## Location & Description

The property is located on the south-western corner of the town of Kinross in Fife and is approximately 18 miles from Perth and 27 miles north of Edinburgh. The site is accessed from Old Cleish Road and is conveniently located for the M90 motorway.

The site comprises mainly level, open undeveloped land which extends by our calculations to approximately 5.5 acres in total.

## Opportunity

The land has potential for 'employment use' and possibly for alternative development, subject to planning. All enquiries in this respect should be directed to Fife Council's planning department.

## Tenure

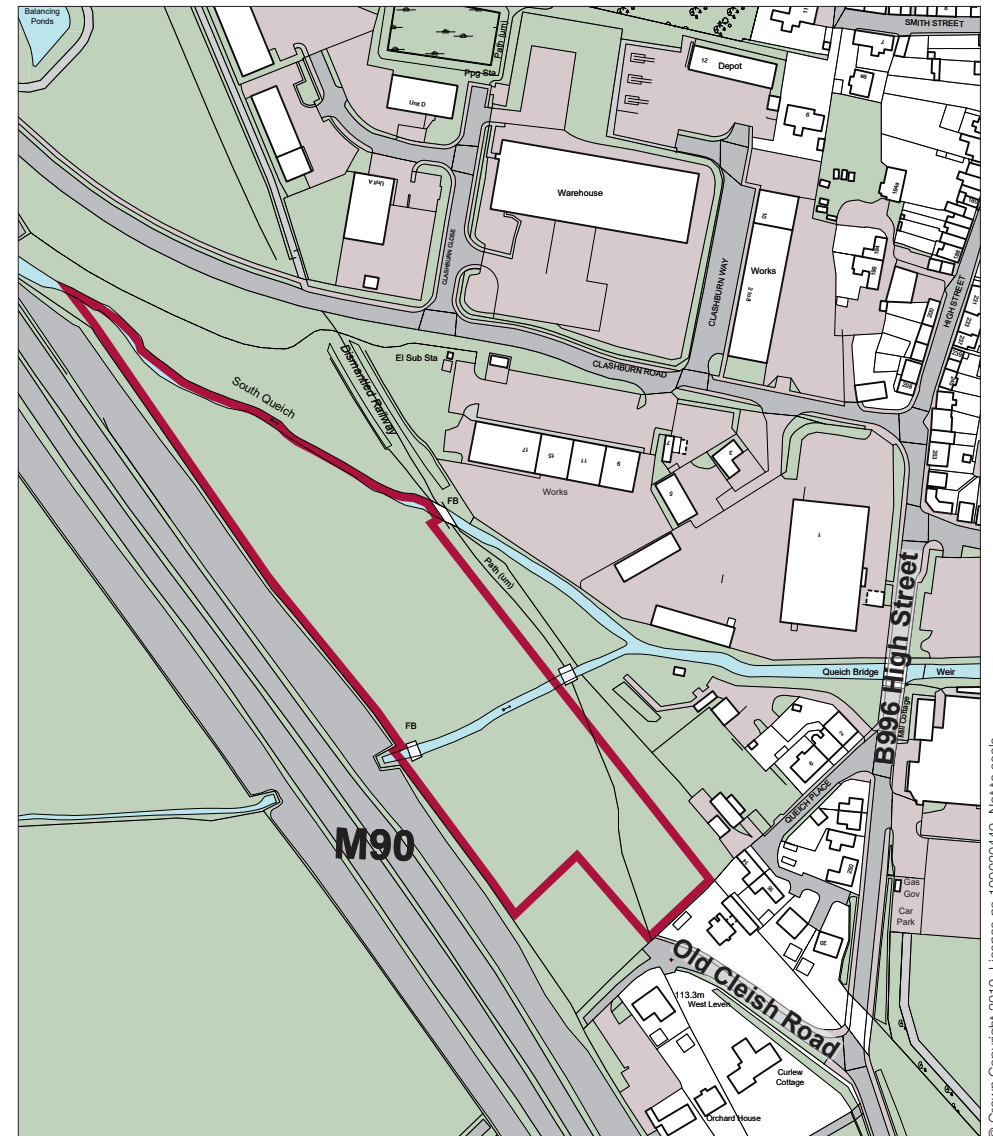
Our client is seeking to sell their heritable (freehold) interest in the premises. Price on application.

## Viewing and further information

Please contact the sole marketing agent for further information:

**Sven Macaulay**

Tel. +44 (0)141 227 2364  
smacaulay@geraldev.com



© Crown Copyright 2019. Licence no 100020449. Not to scale

### Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP for themselves and the Vendors/Lessors of this property for whom they act give notice that:-

1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.

This statement does not affect any statutory rights you may have nor does it intend to limit Gerald Eve's liability which cannot be excluded or limited by law. Particulars issued April 2019.