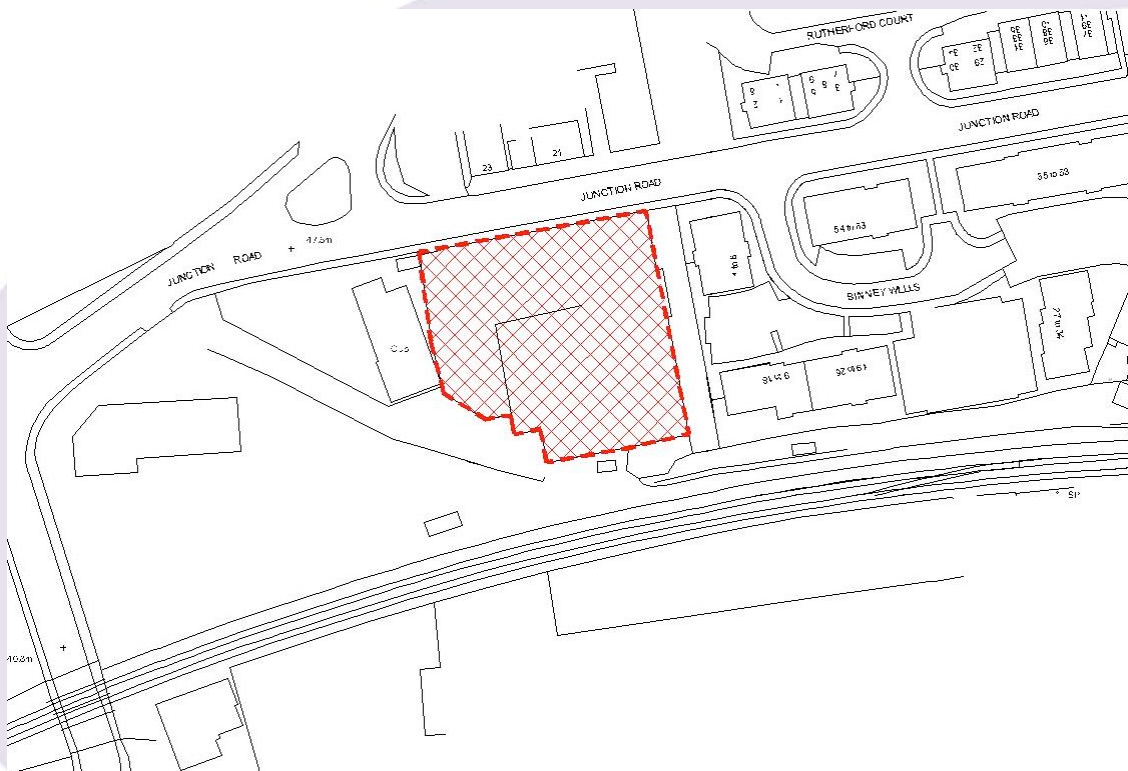


**On the instruction of
Sneddon Developments**

**FOR SALE
DEVELOPMENT SITE
JUNCTION ROAD, KIRKCALDY**



- Planning Permission for 22 bedroom flats
- Architectural plans and site investigation documentation available
- Further development potential

EXISTING SITE:

The site currently lies vacant after the demolition of the previous factory building. The remains of this structure are evident from the boundary wall addressing Junction Road to several retaining walls leaving a site with distinct platforms at various levels.

To the east of the site and at a higher level is the Binney Well, a four storey flatted development, a popular residential development and an example of brownfield regeneration for domestic use within this area.

Another example of an adjacent flatted development is the Scotia Homes Langtoun Malting Development currently under construction and lying to the north west of the site.

PLANNING:

Planning Permission has been granted for the provision of a development of twenty high quality apartments served by two communal stair/lift cores. The positioning of the five storey structures nestle into one of the hollows created by the remains of the previous buildings. The massing of this arrangement compliments the layout of the neighbouring blocks by closing off the courtyard created between the existing blocks to the east, whilst avoiding any obstruction of views to the existing. The floor layout of the proposed flats offers the living and dining areas of the units a south facing vista.

Detailed plans have been prepared by Dunfermline Architects, Oliver and Robb and a Site Investigation Report will be made available to the subsequent purchaser.

TERMS AND CONDITIONS:

We are seeking offers in the region of £260,000 (TWO HUNDRED AND SIXTY THOUSAND POUNDS) for the heritable interest with the benefit of planning.

The proposed flats will each comprise:

Living Room with kitchen annex, two bedrooms, one with en suite shower and family bathroom. The proposals include the provision of full central heating and double glazing. We have estimated a potential sales value of £110,000/£120,000 per unit.

Full details of the proposals can be obtained from Hardies Dunfermline Office.

VAT:

All prices are quoted exclusive of VAT (if applicable).

VIEWING STRICTLY BY ARRANGEMENT WITH THE SOLE LETTING AGENTS

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