

FOR SALE

Development Land with Planning Permission



Ordnance Road, Crombie, Dunfermline, KY12 8LE



- **Prominent site located on Ordnance Road/Farm Road**
- **Site with planning permission for 20 residential units**
- **Site extends to 1.3 Acres (0.52 Hectares) or thereby**
- **Located 5 miles west of Dunfermline and Rosyth**
- **Offers invited**

VIEWING & FURTHER INFORMATION:

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LOCATION

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The town occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 Motorway.

The village of Crombie lies on the A985, just west of Charlestown. The very attractive Crombie Point, south-west of the village, was, in the 18th century, a busy harbour, with ships loading iron and coal from the surrounding area.

The site itself is positioned close to Dunfermline and Rosyth and is situated 5 miles west of both towns. Surrounding properties are of a residential nature.



DESCRIPTION

The site comprises an L-shaped site sloping north to south. The site is accessed from Farm Road/Ordinance Road.

ACCOMMODATION

Site	Area (Hectares)	Area (Acres)
Site	0.52	1.3
Total	0.52 Hectares	1.3 Acres

PRICE

Offers invited.

TENURE

Freehold (heritable).

RATEABLE VALUE

The subjects are currently not assessed for rating purposes and will require to be assessed on completion of any development.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction and any LBTT, registration dues and any VAT incurred thereon.

MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

PLANNING

Interested parties should make their own enquiries to the local planning authority, Fife Council, in relation to any proposed uses for the site.



VIEWING

For further information or viewing arrangements please contact the sole agents:

A: The Signature Building, 8 Pitreavie Court, Dunfermline, KY11 8UU

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