

ATTRACTIVE LAND PARCEL/DEVELOPMENT SITE SUBJECT TO OBTAINING THE NECESSARY CONSENTS
LAND AT SHOREHEAD • NEWBURGH • FIFE • KY14 6BH



DM HALL

HIGHLIGHTS

- Cleared site with water supply and nearby services.
- May be suitable for development, subject to obtaining the necessary consents
- Village location
- Established community
- Amenities within walking distance
- Total acreage approximately 0.33 Ha (0.86 acres)

Perth 12.6 Miles • Dundee 19.4 Miles • St Andrews 20 Miles

Offers over £300,000



LOCATION

Newburgh is a thriving village and provides an excellent range of local facilities and amenities including a co-op, doctors' surgery, vet, post office, mobile bank, garage, primary school, independent shops, pubs and cafes, together with beautiful walks along the waterfront and in the park and surrounding hills.

Newburgh is situated close to Perthshire border and therefore has swift access to the City of Perth, in addition to the market towns of Fife in Cupar and St Andrews, all with an extensive range of services.

Well regarded state primary and secondary schooling is available locally with independent schooling being provided at St. Leonards in St. Andrews along with a number of highly rated schools in and around the Perth area including Craigclowan preparatory school, Glenalmond, Strathallan and Kilgraston, as well as the High School of Dundee.

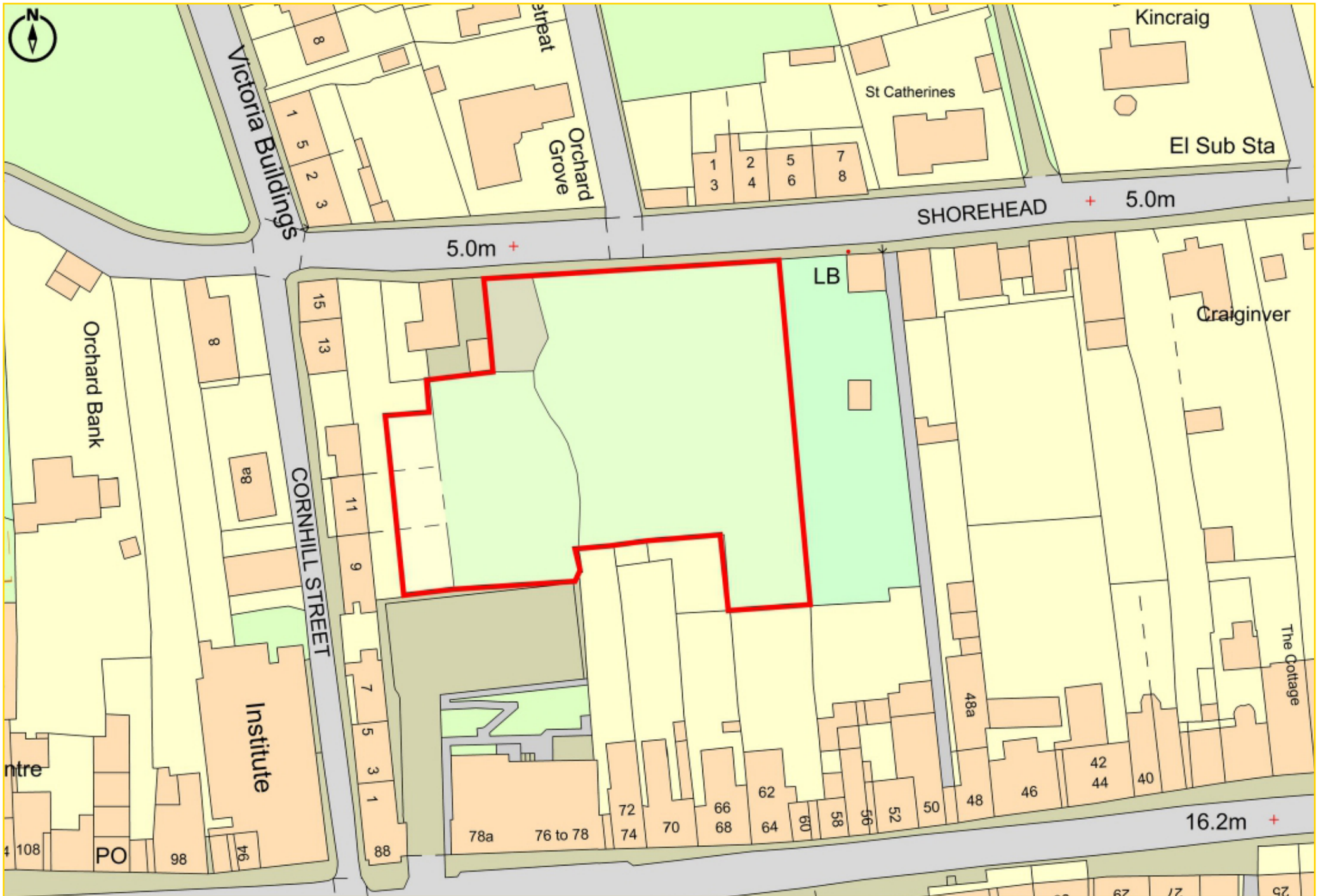
The area is well served by public transport including regular bus services to St. Andrews and Perth and mainline railway stations in Perth, Ladybank and Cupar. Edinburgh airport is about one hour to the south.

DESCRIPTION

Rarely available to the open market, a cleared site within a village location suitable for commercial or residential development or other use subject to obtaining the necessary consents. The site extends to approximately 0.33 Ha (0.86 acres) and has a generally south facing aspect sloping from the south to north. It is presently cleared shrubland and is located behind a row of houses and village shops, on the main street of Newburgh. The field had been historically used for smallholding purposes and for a furniture warehouse business. We understand that prior to this a gasworks was situated on the property.

The site is within the settlement boundary of Newburgh. The local development plan for Fife Council can be viewed here: <https://www.fife.gov.uk/kb/docs/articles/planning-and-building2/planning/development-plan-and-planning-guidance/local-development-plan-fifeplan> There is an open right of way along the western boundary, outwith the sale subjects.





PLANNING

The National Planning Framework 4 (NPF4) sets out our spatial principles, regional priorities, national developments and national planning policy. It should be read as a whole and replaces NPF3 and Scottish Planning Policy. Relevant Policy has been noted below:

Brownfield, vacant and derelict land and empty buildings

Policy Principles

Policy Intent:

To encourage, promote and facilitate the reuse of brownfield, vacant and derelict land and empty buildings, and to help reduce the need for greenfield development.

Policy Outcomes:

- Development is directed to the right locations, maximising the use of existing assets and minimising additional land take.
- The contribution of brownfield land to nature recovery is recognised and opportunities for use as productive greenspace are realised where appropriate.
- Derelict buildings and spaces are regenerated to improve wellbeing and transform our places.

Policy 9

- a) Development proposals that will result in the sustainable reuse of brownfield land including vacant and derelict land and buildings, whether permanent or temporary, will be supported. In determining whether the reuse is sustainable, the biodiversity value of brownfield land which has naturalised should be taken into account.
- c) Where land is known or suspected to be unstable or contaminated, development proposals will demonstrate that the land is, or can be made, safe and suitable for the proposed new use.

If purchasers wish to consider the planning position further, we recommend contacting Paul Hughes of Glen Etive Projects: paul@glenetiveprojects.co.uk 0785 256 8874 for independent advice.

PRICE

Offers are invited for our client's heritable interest, exclusive of VAT (if applicable). The anticipated purchase price will be heavily dependent upon the form of development proposed and we would request that interested parties provide a development layout and density, together with both a headline price and a guaranteed minimum price. Developer's proposals will then be used to identify a short-list of interest for further discussion and eventual identification of a preferred purchaser.

All offers should include a Guaranteed Minimum Price.

Each party will be responsible for paying their own legal costs. The purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred.





Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection. Whilst every effort will be made to ensure that parties having registered their interest will be notified of a closing date this cannot be guaranteed. It should be noted that the vendor reserves the right to accept offers prior to a closing date being set. In addition, the seller reserves the right to not accept the highest or indeed any offer.

RATEABLE VALUE

According to the Scottish Assessors' Association website, the subjects are noted to have a Rateable Value of £3050 per annum. At the time of print there is 100% exemption relief for this empty land. The subjects may require to be reassessed to meet specific occupier requirements. Further information on rates payments are available at www.saa.gov.uk.

SERVICES

Water is on site. Other services are nearby as the site is adjacent to a housing area. Purchasers will need to make their own enquires with service providers in relation to proposed applications and will be responsible for connection costs.

SEPA

According to SEPA flood maps, land beyond the the northern boundary, outwith the subjects of sale, may be affected by potential long term coastal and river flooding.

DIRECTIONS

For satnav purposes the postcode is KY14 6BH.

What3Words - [///gaps.dunk.dance](https://www.what3words.com/)

LOCAL AUTHORITY

Fife Council
<https://www.fife.gov.uk/>
Tel: 03451 55 00 00

DATE OF ENTRY

By agreement.

SOLICITORS

Jameson Mackay
1 Charlotte Street
Perth
PH1 5LP

ANTI MONEY LAUNDERING (AML) REGULATIONS

DM Hall is regulated by HMRC in its compliance with the UK Money Laundering under the 5th Directive of the Money Laundering Regulations, effective from 10th January 2020, the selling agents are required to undertake due diligence on property purchasers. In terms of these Regulations, we are obliged to decline any offer received unless we are in possession of satisfactory evidence of the identity of the buyer. We will request information, consistent with the Regulations, to help us identify the successful bidder before acceptance. If sufficient information is not received, we must decline it. We will accept such information from a third party only when supplied to us by Solicitor or Chartered Accountant who will be asked to supply the compliance documents and confirm that they have identified the party consistent with the Money Laundering Regulations. We will not rely upon documents supplied by any other party. Any photo ID must be endorsed with the words, "I certify that this is a true likeness" and signed accordingly. Where satisfactory evidence is not obtained, the buyers offer must be declined and, where suspicion arises, the Money Laundering Reporting Officer advised. Unless required by any other enactment, or as otherwise agreed, documents supplied will only be used for the purposes of compliance with the Money Laundering Regulations.

VIEWING

Strictly by appointment with the Selling Agents DM Hall on 01786 833800 or rural@dmhall.co.uk Information on your current address, contact details, buying position and source of funds will be requested prior to a viewing being confirmed.

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof.

CONTAMINATED LAND

The site was previously a location for a gas works however Fife Council have confirmed there are no entries on Fife Council's Contaminated Land Register and that they are satisfied there is no significant risk relating to the current use of the site; should development be proposed, then further investigation might be necessary in advance of, or as a condition of, any planning permission. Copies of site investigation reports from 2016 are available through the selling agents.







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PARTICULARS AND MISREPRESENTATION

The following note is of crucial importance to intending viewers and/or purchasers of the property. DM Hall, their clients and any joint agents give notice that: These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. No responsibility is assumed for the accuracy of individual items, nor for any error they may contain, however caused. No information in these particulars should be considered to be a statement that the property is in good condition or otherwise, nor in good structural condition or otherwise, nor that any services, equipment or facilities are in working order. Purchasers must satisfy themselves by inspection or otherwise. It should not be assumed that the property has all the necessary planning, building regulations or other consents. It should not be assumed that the selling agents have verified these matters which must be verified by any intending purchaser. Descriptions in these particulars are stated as a matter of opinion and not as a statement of fact. Any plans, areas, measurements or distances stated in these particulars are approximate only. Information contained in these particulars is given in good faith but should not be relied upon as being a statement or representation of fact. No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of DM Hall, nor any contract on behalf of the Sellers. Prospective purchasers who have notified their interest through a Scottish Solicitor to DM Hall, in writing, may be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. Photographs taken April December 2023. Particulars prepared January 2024.