



Allocated Site

Commercial Department
27 Canmore St, Dunfermline KY12 7NU
01383 604100

DEVELOPMENT OPPORTUNITY

FOR SALE

Woodhead Farm
High Valleyfield
Fife

- Prime Development Opportunity (STP)
- Mix of residential and commercial units
- Opportunity for minimum of 50 residential units
- Site extends to approx. 2.94 hectares (7.26 acres)
- Offers invited

DM HALL
CHARTERED SURVEYORS

Promap
LANDMARK INFORMATION

LOCATION:

Valleyfield is a village lying in the West Fife area, approximately 6.5 miles west of Dunfermline. The village has a population of approaching 3,000 people, with local facilities available to serve the community accordingly. The subject site is well located on the northern fringe of High Valleyfield, which lies approximately 6.5 miles west of Dunfermline and within approximately 15 minutes' drive. The site lies adjacent to the A985 which is the main traffic route between Dunfermline and the Kincardine Bridge and runs parallel to the River Forth. Falkirk, Grangemouth and Stirling are also within 30 minutes' drive.

The larger nearby town of Dunfermline is the main population centre in West Fife and this has shown significant expansion over the last 15 years due to its key location, close to the Forth Road and Rail Bridges, also being adjacent to the M90 motorway and therefore having good road and rail links to Edinburgh.

Valleyfield has 1 primary school, with others in the surrounding villages. Secondary Education is provided in both Dunfermline and Inverkeithing

The exact location of the site is shown on the map appended.

DESCRIPTION:

The subjects comprise a parcel of land which extends to approximately 2.94 hectares (7.26 acres) which slopes gently upwards from north to south and is broadly rectangular in shape. It is currently a greenfield site of an agricultural nature which has not been farmed and comprises overgrown, rough grass.

The subjects comprise part of a larger mixed-use development site extending to approximately 6.1 hectares (circa 15.1 acres).

The site is bounded on three sides by public roads. Woodhead Farm residential Estate lies immediately to the south where a very successful private residential development has taken place over a number of years attesting to the potential of the area.

ACCOMMODATION:

The site extends to approximately 2.94 hectares (7.26 acres), with further potential in allocated land to the east which is in separate ownership.

PLANNING:

The site is identified in the Local Plan as HVF002 which is a larger site comprising 6.1 hectares of housing and employment land with an estimated residential capacity of 50 units. The Local Plan notes that the service employment land will occupy approximately 50% of the total developable site area. It is envisaged that the employment ratio is disproportionate for the Valleyfield settlement and that there is potential to renegotiate this and obtain more housing.

The site does not lie within any form of Conservation Area and there are no Listed Building surrounding the site.

All planning related enquiries should be put to the Fife Council Planning Department and further information on the existing planning permission can be found on the Fife Planning Portal.

TECHNICAL INFORMATION:

This is a Greenfield site and there are no technical packages available.

The site does however hold access to the remainder of the development site and we expect offers to reflect the value of this benefit.

PRICE:

Offers are invited for the site and should be tendered exclusive of VAT.



ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling agents:-

DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU

Tel: 01383 604100

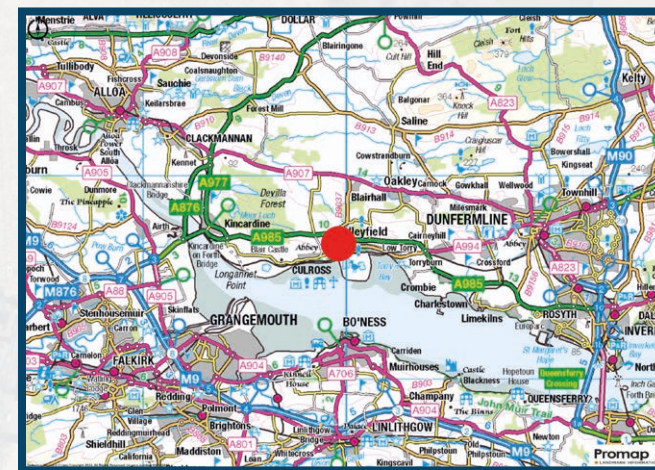
Email: michael.court@dmhall.co.uk
richard.johnston@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA

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