



## Land to the south of 106 High Street

, Leslie, KY6 3DB

Offers Over £20,000



An excellent opportunity to acquire a piece of ground measuring approximately 292 square metres, tucked away in a highly desirable, quiet yet central position just off the historic High Street in Leslie. Enclosed by a mix of walling and secure fencing, this versatile plot offers a unique canvas for local business owners, investors, or developers looking for a strategic asset in a bustling village setting, subject to planning permissions.

The site holds current planning permission for use as staff parking for the local Lomond Hills Veterinary Clinic, subject to specific operational hours and time-of-day access restrictions. There are no current planning applications lodged for any other usage. Whilst this is an unserviced plot, there are services to nearby properties.

Please note that there was a previous application, 13/03068/FULL, that allowed for a four bedroom house to be built on the site. The plot has not been used in any shape or form since end of February 2024 and would obviously require the purchaser to obtain any change of use they require.



## Area Information

Leslie is a historic, close-knit village, located on a ridge just west of Glenrothes, it blends a traditional, linear High Street and medieval layout with a population of just under 3,000. Locals praise Leslie for its friendly, quiet, and village-like feel, making it a popular choice for families and dog walkers. The High Street features local services including a few independent shops, pubs, a dentist, and cafes. It serves as a great jumping-off point for exploring the Lomond Hills Regional Park and the nearby Falkland Estate. Though it no longer has its own railway station, Leslie is just a few miles from the Markinch Train Station (providing direct lines to Edinburgh and Dundee) and acts essentially as a western extension of Glenrothes. Leslie relies heavily on its close proximity to the A92 trunk road, which is the primary arterial spine of the The A92 sits just 2.5 miles east of Leslie. Drivers reach it via the A911 (Leslie Road), which bypasses the northern edge of Glenrothes. Joining the A92 links Leslie directly to Kirkcaldy, Dunfermline, and the M90 motorway to the south. Heading north connects drivers directly to Dundee and the Tay Bridge.

## Location

This plot is located just off the High Street by turning in at the Lomond Hills Veterinary Surgery. Drive past the side of the surgery and continue straight. The plot is located at the top.

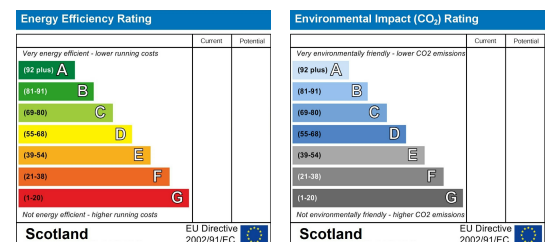
## Viewing

Potential buyers are welcome to view this plot unaccompanied. To ensure a smooth and pleasant experience for everyone, we kindly ask that you respect the neighbours by timing your visits thoughtfully and ensure that access and driveways remain clear.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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