

FOR SALE

RESIDENTIAL DEVELOPMENT SITE

GRAHAM
SIBBALD



FRONT ELEVATION

Woodside Cottage,
Sunnyside Road,
Cairneyhill, KY12 8HE

- Residential development opportunity
- Planning consent obtained for a 1½ storey 3-bedroom single dwelling
- Fife Council Planning Reference No: 22/00293/FULL
- Site extends to circa 0.17 acres
- Offers invited in excess of £120,000 ex VAT



LOCATION

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

More specifically, the subjects are located on Sunnyside Road on its eastern side, towards the southern extent and in close proximity to the village of Cairneyhill where local amenity is available.

The site is positioned in a pleasant semi-rural location and is easily accessible being situated adjacent to the A985 road linking Kincardine to the M90 motorway and Queensferry Crossing.

DESCRIPTION

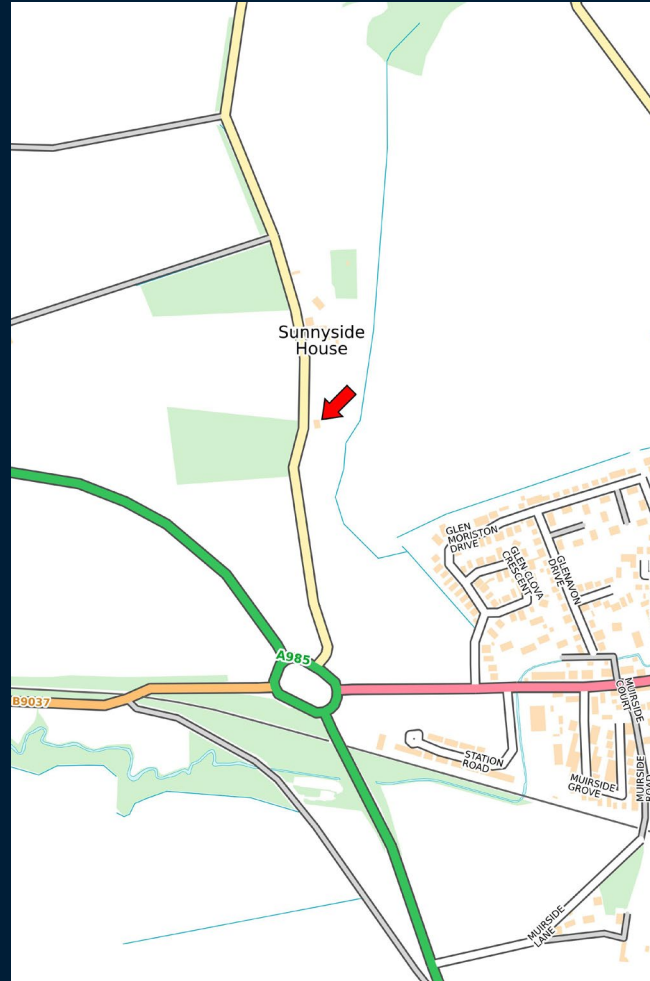
The subjects comprise a cleared residential development site with full planning consent for the construction of a 1 1/2 storey, 3-bedroom single dwellinghouse with garage. The site extends to 0.17 acres and benefits from road-side access via Sunnyside Road.

ACCOMMODATION

The site extends to circa 0.17 acres.

PLANNING

Planning consent was obtained on the 20th May 2022 for the erection of a 1 1/2 storey 3-bedroom single dwelling. Full details of planning application can be found on the Fife Council Planning Portal under planning reference 22/00293/FULL.



PRICE

Offers invited in excess of £120,000 ex VAT

LEGAL COSTS + VAT

Each party will be liable for their own legal costs and any registration dues incurred within this transaction. All prices quoted are exclusive of VAT.

For any queries or to arrange a viewing, please contact —

GRAHAM SIBBALD



Duncan Fraser

Surveyor

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