

# DEVELOPMENT OPPORTUNITY

## FOR SALE

Former Auchterderran Centre  
Woodend Road, Cardenden  
Fife, KY5 0NE

- Considerable site extending to 1.43 hectares (3.53 acres)
- Category 'C' Listed stone Former School and Schoolhouse buildings
- Offers are invited for the benefit of our clients interest

\*INDICATIVE  
BOUNDARY

**DM HALL**  
CHARTERED SURVEYORS

Commercial Department  
17 Corstorphine Road, Edinburgh, EH12 6DD  
0131 624 6130

#### LOCATION:

Cardenden, a former mining town, is situated within the central area of Fife, located approximately 2 miles from the A92 dual carriageway, linking Dunfermline to Kirkcaldy, and approximately 5 miles north of Kirkcaldy town centre. The town has a population of approximately 5,000 persons and provides local shopping, leisure and education amenities, along with regular bus service, and catering for the local population.

The subjects are situated on the eastern side of Woodend Road to the northern periphery of Cardenden town centre. The site is situated in a predominantly residential area, with playing fields/open space land both adjoining and adjacent to the site.

The approximate location of the subjects is shown on the plan below:

#### DESCRIPTION:

The site comprises the former Auchterderran Resource Centre. The majority of the site has been demolished, however the original 'C' Listed stone school building remains. The original building is formed in solid stone beneath a pitched and slated roof.

#### PLANNING:

The size and configuration of the site provides an excellent opportunity to redevelop the existing stone buildings and create further development on the remaining site, any enquiries in this regard should be directed to Fife Council Planning Department. Fife Council have produced a "Principles of Redevelopment" document for this site, which is available on request.

#### GENERAL REMARKS:

The site is currently owned by Fife Council, and will be subject to their considerations on benefit to the local area. Our clients are not bound to take the highest or any offer they deem unacceptable.

#### PRICE:

Offers are invited for the benefit of our client's interest. Any offers should be submitted with supporting information regarding the development of the site.

#### DATE OF ENTRY

By agreement.

#### VIEWING:

Strictly by arrangement with the sole agents

#### VAT:

All prices are quoted exclusive of VAT.

#### FURTHER INFORMATION:

Strictly by contacting the sole selling agents.

All offers should be submitted in strict Scottish legal form to this office:-

DM HALL LLP

12 Grampian Court

Livingston

EH54 6QF

T: 01506 497010

E: Graeme.pollock@dmhall.co.uk

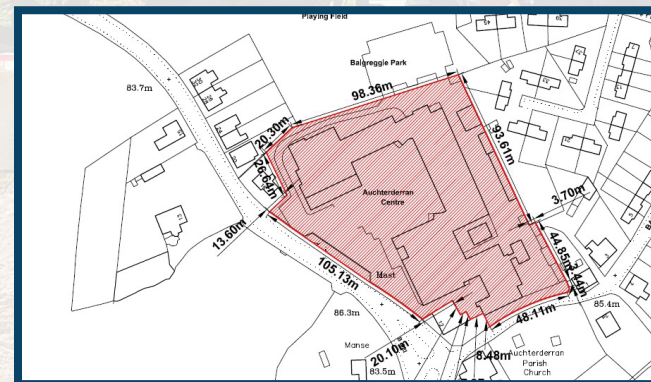
You are advised to notify your interest to this office in order to enable us to advise you in the event of a closing date being set.

#### LEGAL COSTS:

Each party will be responsible for the payment of their own legal costs.

Ref: ESA1018

Date of publication: July 2022



#### IMPORTANT NOTE

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