

# REDUCED PRICE

## CONSENTED RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > PLANNING CONSENT FOR 19 RESIDENTIAL UNITS
- > SITE AREA – 0.59 HECTARES (1.46 ACRES)
- > EXCELLENT PRIVATE HOUSING LOCATION WITHIN GLENROTHES
- > OFFERS OVER £350,000

## FOR SALE

**CASKIEBERRAN ROAD, GLENROTHES**

**CONTACT:** Jonathan Reid - [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) 01382 878005 [www.shepherd.co.uk](http://www.shepherd.co.uk)



## LOCATION

Glenrothes is Fife's third largest town with a population approaching 40,000 persons within a high catchment area located approximately equidistance to the cities of Edinburgh (32 miles) and Dundee (27 miles).

The site is located in a principally residential area with supporting commercial uses. It is located between Caskieberran Road and the B969, accessed off Tanshall Roundabout a short distance from the town centre

## DESCRIPTION

The site comprises an undeveloped, regular and relatively level site, accessed off Caskieberran Road. The border with the B969 is screened by mature trees.

The total site area extends to 0.59 hectares (1.46 acres) or thereby.

## PLANNING

Planning consent has been granted, subject to Section 75 agreement for the development of 11 dwelling units and 8 flatted apartments.

Further details can be obtained from the selling agent or via Fife Council planning portal ref 19/00912/FULL

## TERMS

Our client is seeking offers in excess of £350,000 for their heritable interest subject to the planning consent.

## VAT

Prices are quoted exclusive of vat

## LEGAL COSTS

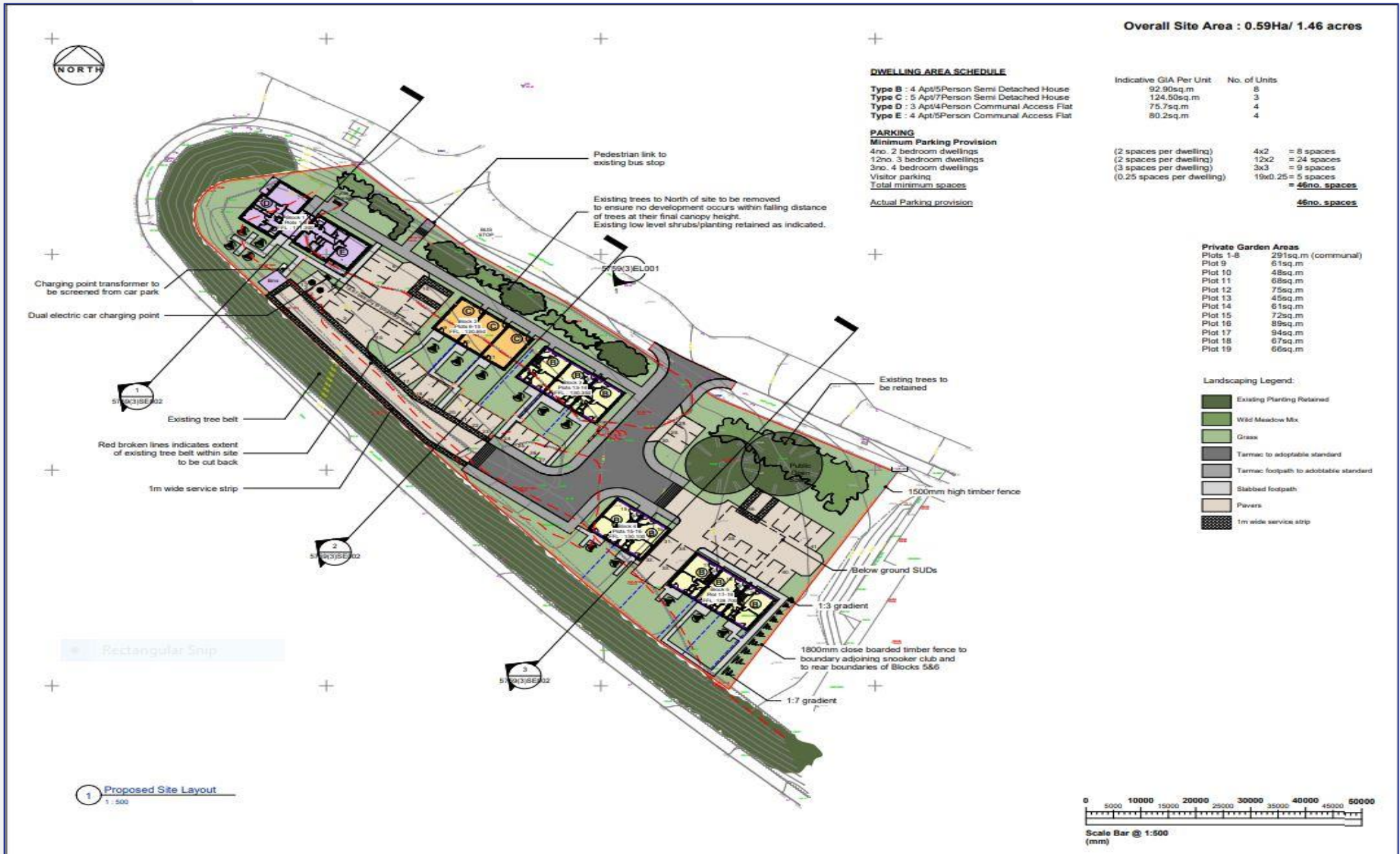
Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

## MONEY LAUNDERING

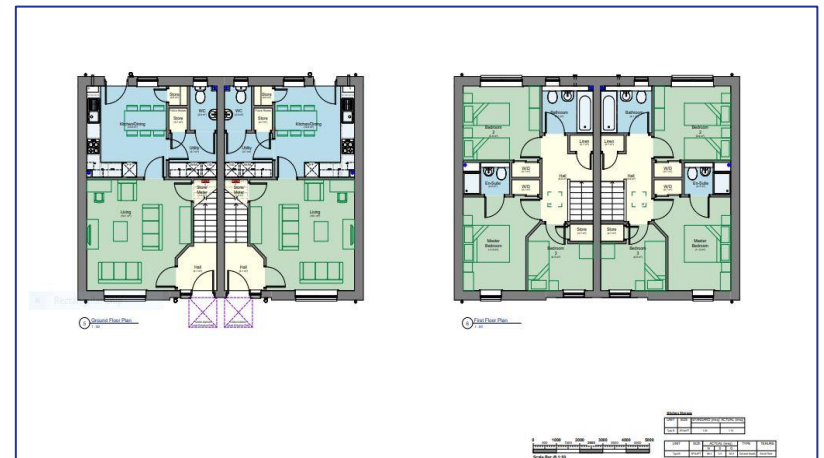
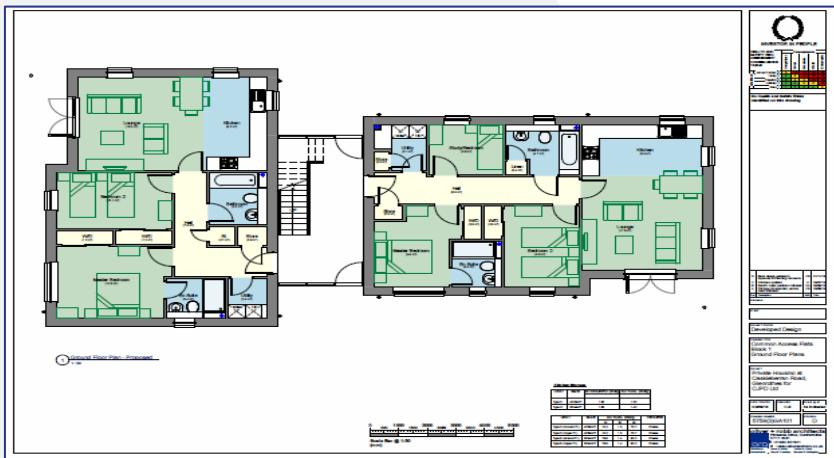
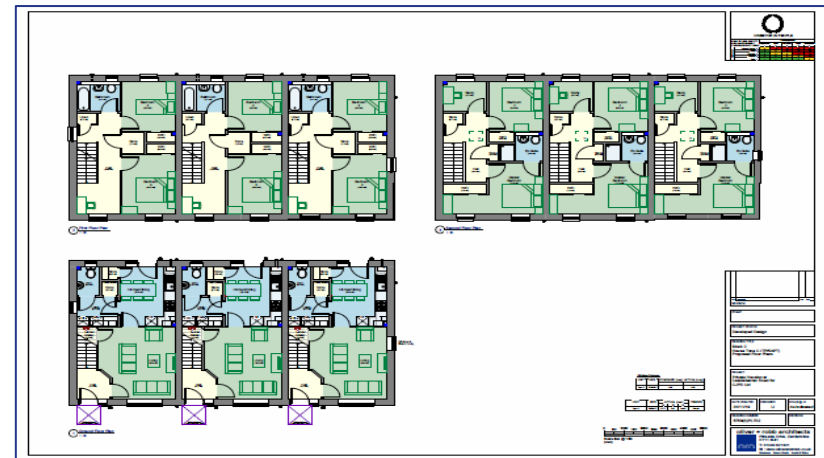
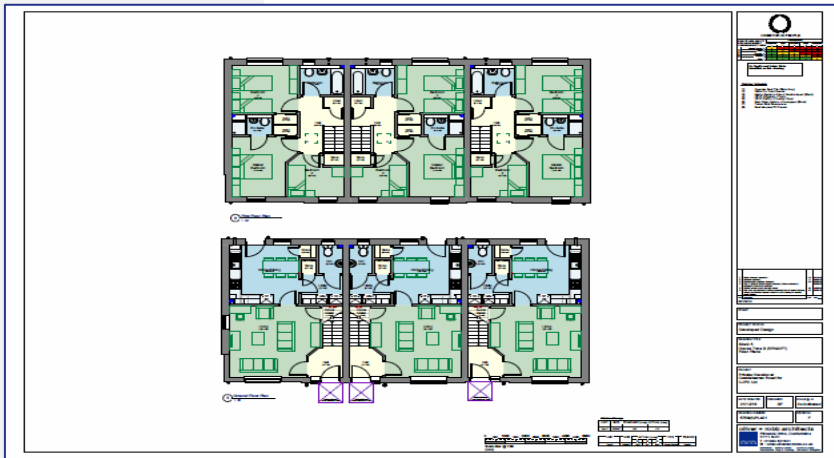
The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

## VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.







For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 13 Albert Square, Dundee – 01382 878005

Jonathan Reid- [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) – Tel. 01382 878005

[www.shepherd.co.uk](http://www.shepherd.co.uk)



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