

Loanhead Avenue

Ballingry
Lochore



**Development
opportunity
Available
immediately**

**Suitable for Class 4 (Office), Class 5 (General Industrial)
and Class 6 (Storage and Distribution) uses**

**Individual plots available from 0.2 hectares (0.5 acres)
to suit individual requirements**

Adjoining industrial bakery premises

Total site area of 3.47 hectares (8.56 acres)

LOCATION

Lochore is a former mining village in Central Fife. It is largely joined to the adjacent villages of Ballingry and Crosshill to the south. Lochore is approximately 10 minutes from the M90, providing excellent links to the north, and to Edinburgh and Glasgow to the south. The town is also served by Lochgelly train station which is approximately 2 miles to the south of the site.

DESCRIPTION

The site is L-shaped with access to be taken from Loanhead Avenue at the south end of the site.

SITE AREA

The whole site is currently landscaped and extends to 3.47 hectares (8.56 acres).

Please note: All interested parties will be required to make their own enquiries to confirm as to the availability and capacity of services and otherwise confirm that the site is suitable for their own proposals.

PLANNING

The planning allocation is suitable for Class 4 (Office), Class 5 (General Industrial) and Class 6 (Storage & Distribution) uses. Interested parties should make their own enquiries of the local planning authority, Fife Council, in connection with any proposed uses for the site.

TENURE

Heritable interest.

PRICE

On application.

LEGAL

Each party to bear their own legal costs in the documentation of this transaction; however, the purchaser will be liable for Land and Buildings Transaction Tax, Registration Dues etc & VAT incurred thereon.

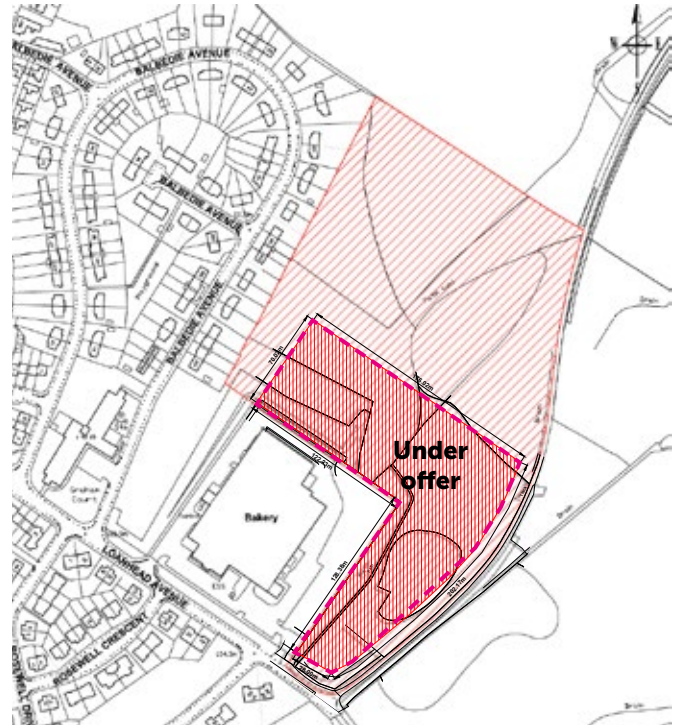
The land will be sold or leased subject to a condition that any development proposal will be required to be completed within an agreed timescale and, further, will be sold and/or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back provisions and standard security, as necessary, and otherwise subject to any other terms and conditions as may be agreed.

VAT

Any prices quoted are exclusive and may be subject to VAT.

ENTRY

The Date of Entry shall be agreed subject to legal settlement.



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