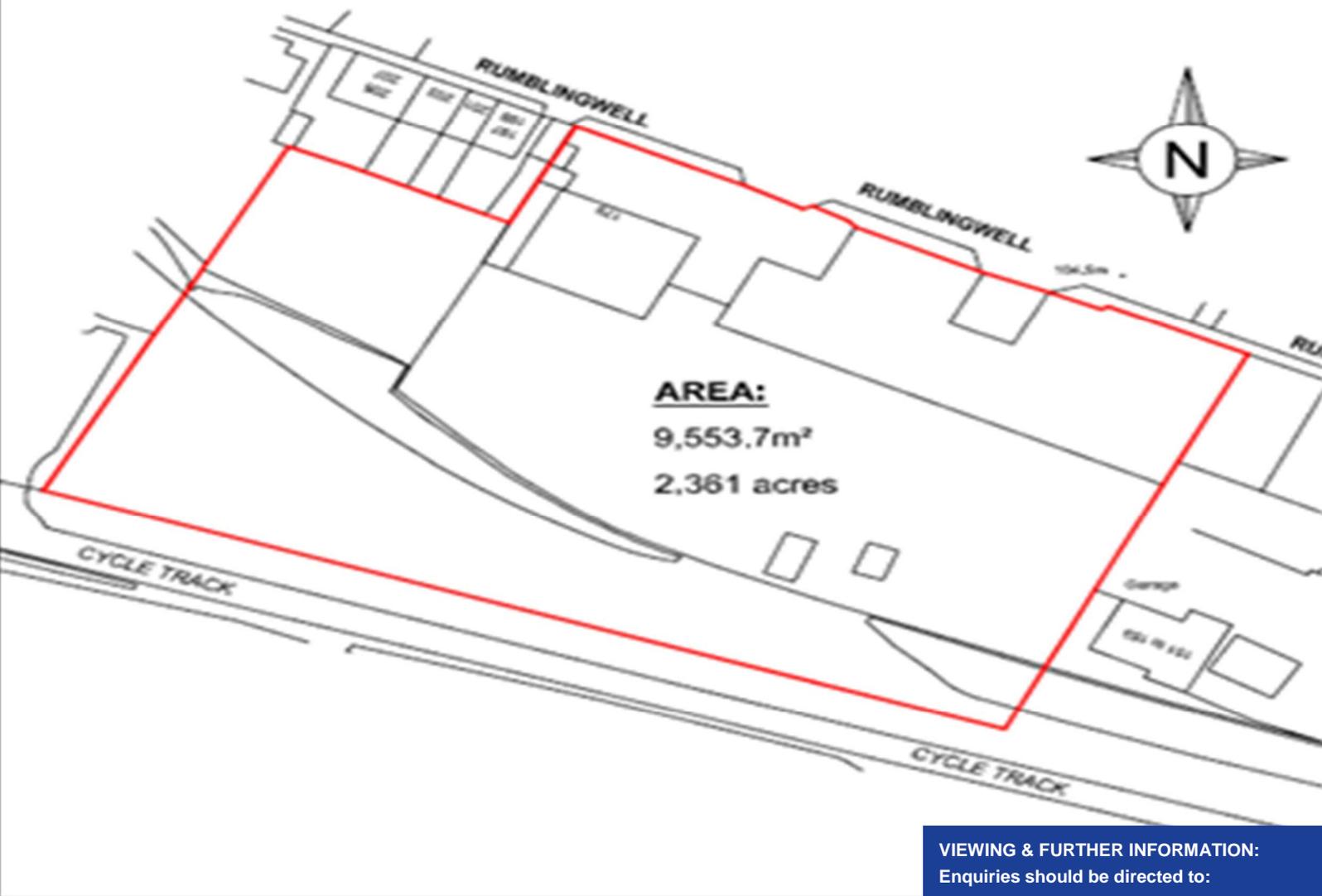


FOR SALE

DEVELOPMENT SITE



Rumblingwell, Dunfermline, KY12 9AT



- **Site extends to some 2.361 acres/9,553.7m²**
- **Outline Planning Permission granted for 24 flats and 14 residential dwellings**
- **Great local amenities**
- **Prominent location on Rumblingwell**

VIEWING & FURTHER INFORMATION:
Enquiries should be directed to:

Shepherd Chartered Surveyors
The Signature Building
8 Pitreavie Court
Dunfermline
Fife
KY11 8UU

Tel: 01383 731 841

Contact:
Paul Carr
Email: p.carr@shepherd.co.uk

Bilal Ashraf
Email: b.ashraf@shepherd.co.uk

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LOCATION

The subjects lie to the south of Rumblingwell, the main arterial road on the north western outskirts of Dunfermline. Surrounding properties are a mix of commercial and residential. All services are readily available and the property is within easy walking distance of Dunfermline town centre. The former Dunfermline to Alloa rail route lying to the south of the site has been converted into a cycle track with ancillary landscaping.

A copy of an OS Extract and Location Plan are shown overleaf which highlights location of the subjects.

Dunfermline itself lies in West Central Fife with resident population of approximately 58,000.

DESCRIPTION

The subjects comprise an open site extending to approximately 2.361 acres/9,553.7m² or thereby. The site is currently used for a mixture of car sales and caravan storage.

We understand that services are available to site perimeters, although this would require to be checked by potential purchasers.

PLANNING

Planning Permission was granted in 2008 with Outline Planning Consent for the creation of 24 flats and a plot layout for 14 residential plots with associated access road, car parking, open amenity space, play area and boundary treatment.

The Planning Application Ref: is 07/02738/WOPP and a copy of the full Outline Consent can be obtained on Fife Council's website: (fife-direct.gov.uk). An extension to the Planning Permission has been sought.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

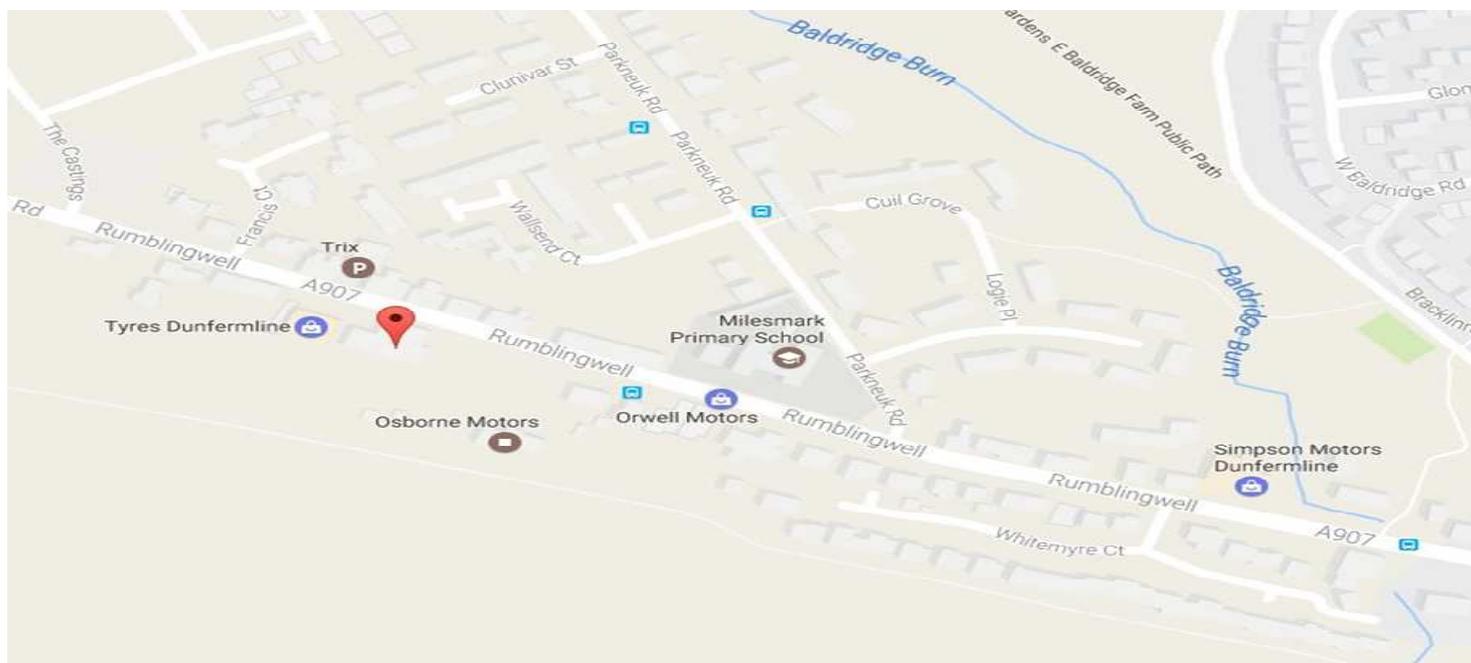
Each party to bear their own legal costs in the connection with this transaction.

PRICE

Offers invited.

VIEWINGS

By Appointment Only, with either Paul Carr or Bilal Ashraf.



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