



St Ninians FIFE

For Sale

To include development and agricultural land, forestry and Loch Fitty, Kelty, Fife KY12 OSP

- Size: 376 hectares (930 acres)
- Location: Alongside J4 M90 and close to Kelty
- Potential: Existing agricultural, leisure, tourism and an element of residential

**WATCH
VIDEO**





KELTY

M90

930 acres

Location

Situated in East Central Scotland alongside one of the busiest motorways (M90 J4) which connects Edinburgh, Perth and close to the town of Kelty. According to national statistics over 80% of Scotland's population is within 1.5 hours' drive of this location.

Approximate drive times are as follows:

EDINBURGH	30 minutes
Queensferry Crossing	15 minutes
Perth	20 minutes
Dundee	40 minutes
Glasgow	1 hour
Aberdeen	1.5 hours

This extensive site is bounded to the north by the B914 and to the south by the B912 which connects Kelty, Kingseat and Dunfermline. To the west is woodland/farmland and to the east the site is bounded by the M90 with J4 (Kelty) in close proximity.





Description

The most striking features visible from the M90, and recognised by most passers' by, are landforms designed by Charles Jencks, the renowned landscape designer, architectural historian and co-founder of Maggie's Cancer Care centres.

The site slopes steeply down to the south and within the northern section of the site the land predominantly comprises woodland and small areas of hard-standing. Vehicle access is also provided via a network of made tracks, and towards the centre of the site are water bodies leading towards the two landscaped hills which form part of the land art project mentioned above and which was originally commissioned by the previous owners of the site.

The southern section of the site includes the majority of Loch Fitty which was formerly a recognised fishery. This is an attractive area where we see development potential for a number of different uses surrounding the Loch and with access from the B912.

Included in the holding is Loch Fitty House which is currently subject to a Short Assured Tenancy and please note that viewing of this property can only be arranged by appointment via the agents noted below.

The subjects also include a separate parcel of agricultural land which extends to c.53 acres. This section of the site is bounded to the north by agricultural land, east by the M90 motorway, south by Cuddyhouse Road and west by farmland.

Running along the east boundary of the property is the Pilgrims Way which is a recognised footpath that runs through central Fife from Culross to St Andrews.



Short Rotation Coppice

The site has approximately 153 acre of Willow planted as an Energy Crop, that was sheared between 2018 and 20. The majority of the Willow runs in a band north of Loch Fitty. There is also a stand-alone block north of Cuddy House Road extending to 48 acres.

These areas should be able to produce a harvestable product again in 3-4 years' time.

Woodland

Within the landholding there is approximately 132 acres of woodland ranging from low density amenity woodland around the shore of Loch Fitty to several stands of commercial conifers (14.9 acres).

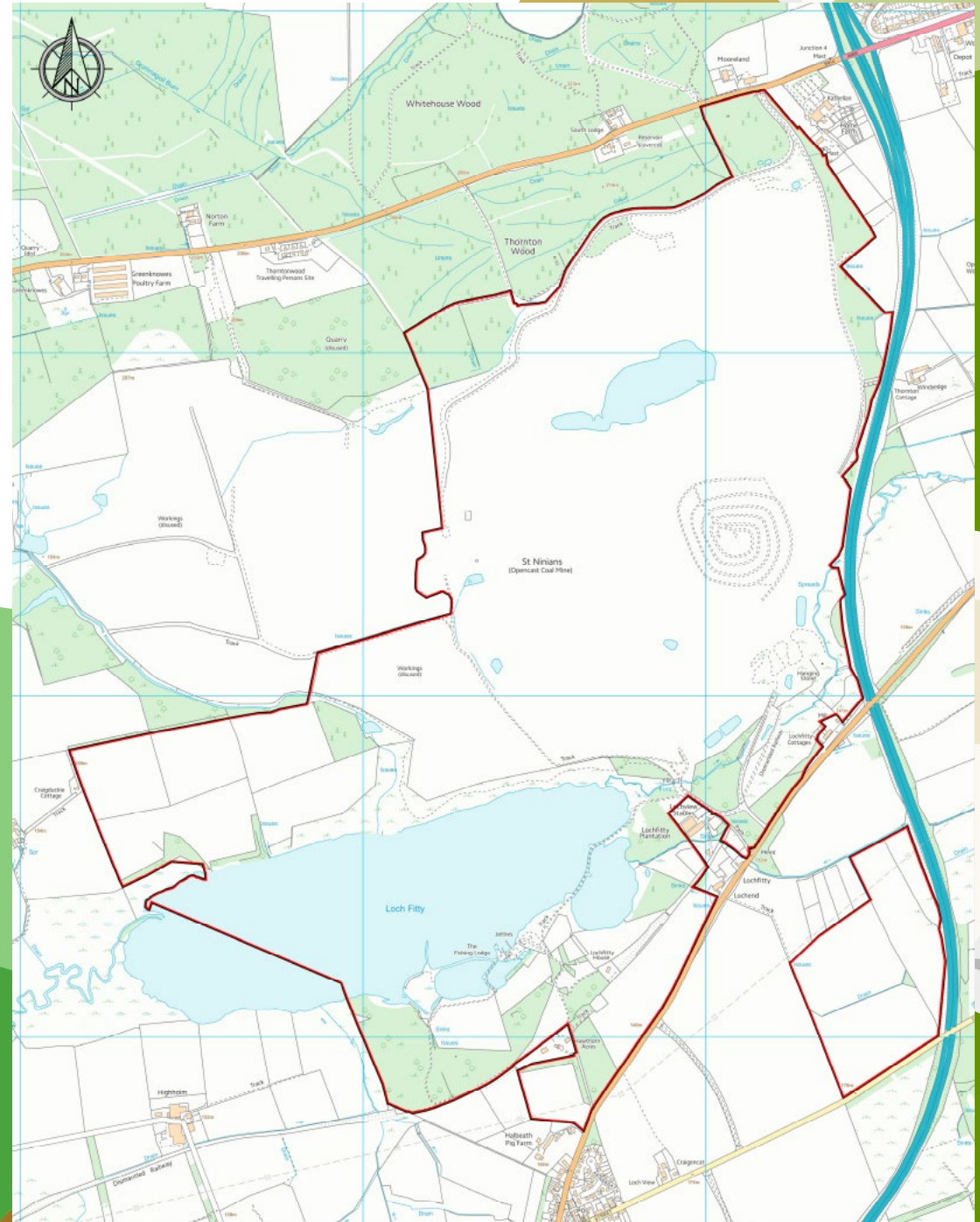
Agricultural Land

29.6 acres of the land is currently occupied by third parties under short-term lets. As such vacant possession will be obtainable in 2020.

Planning

The site is identified in the current FIFEplan (Fife's Local Development Plan), adopted in September 2017, as being 'suitable for mixed leisure/tourist/recreation' based uses. This is intended to complement the restoration work carried out at St Ninian's and take advantage of the proximity of the M90 Junction 4, the national footpath/cycleway network and other large scale recreational facilities in the area. Future development should be directed by a masterplan, which would also require Fife Council approval.

Fife Council are planning to undertake a review of the FIFEplan in the near future and this represents an opportunity to formally review the current land proposals with the Council and potentially seek to amend the existing allocation. Further details on the planning status and history of the site can be provided on request.



CONCEPTUAL MASTERPLAN





Opportunity

The opportunity exists for a developer to take advantage of the positive planning status of the site and create a mix of leisure, tourism and recreational related uses. The indicative conceptual masterplan of the site showing the creation of a holiday and leisure park with supporting facilities is available via [this link](#).

Terms

Offers are invited for the site as a whole and to ensure notification of a future closing date for offers please confirm your interest in writing to the agents noted below.

A guide price for this property can also be provided on request.

Viewing

An element of the site can be viewed from the public pathways. A more detailed accompanied inspection can be arranged on request.

Further Information

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