

FOR SALE

LAND AT COALTOWN OF WEMYSS

FIFE, KY14NR

[HOME](#)

[SITE](#)

[LOCATION](#)

[CONNECTIVITY](#)

[PLANNING](#)

[DATA](#)

[CONTACT](#)

- Highly attractive Residential Development Site
- Site Area Approx. 5.8 ha (14.5 acres)
- PPP for 125 units including 3 Affordable homes
- Approx. 4 miles from Kirkcaldy and 5 miles from Glenrothes
- Offers Invited



The red line boundary is indicative and for illustrative purposes only.



[PLAY VIDEO](#)

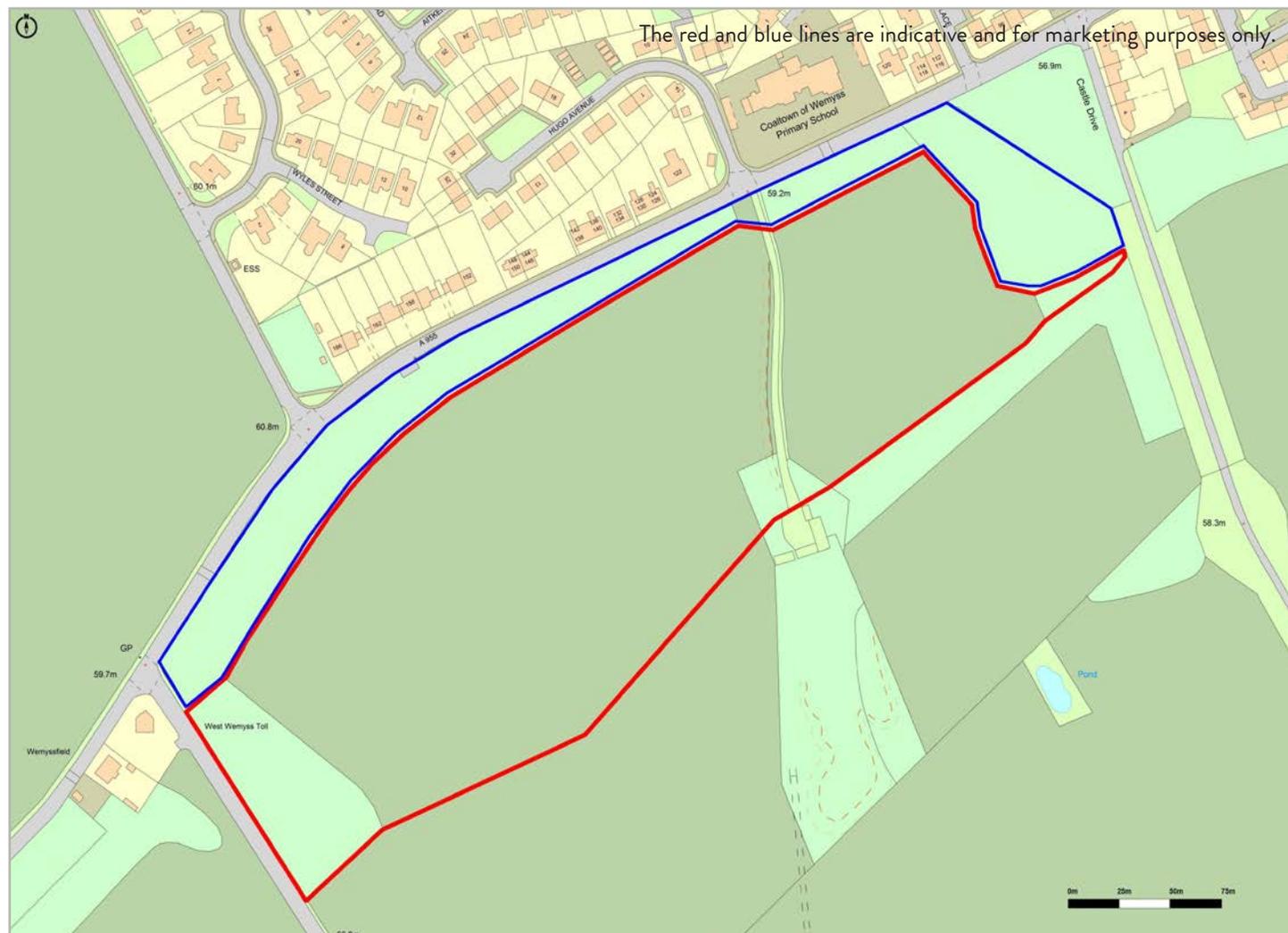
THE SITE

The site extends to Site Area Approx. 5.8 ha (14.5 acres) and is located to the west of the village on the south side of Main Street (A955). The site is broadly rectangular in shape and is relatively flat. To the north of the site is a mature woodland strip which continues round the eastern and western boundaries. To the south of the site is agricultural land.

The purchaser/developer will be granted a right to lead accesses for pedestrian, vehicular use and for services across the woodland strip (coloured blue in the plan opposite) to meet the developer's reasonable requirements; title will be transferred to the purchaser/developer for these access areas.

VIDEO

Please click the play button below to watch a short video of drone footage taken of the site.



COALTOWN OF WEMYSS

Coaltown of Wemyss is a former mining village in Fife approx. 4 miles north east of Kirkcaldy and 5 miles south east of Glenrothes. The village is in a semi-rural location with transport links providing access to nearby towns and cities. East Wemyss (approx. 1.5 miles), Buckhaven (approx. 3 miles), Methil and Leven (approx. 5 miles), Dunfermline (approx. 16 miles), St Andrews (approx. 20 miles) and Edinburgh (approx. 30 miles).

The A955 (Main Street) road allows direct links to Kirkcaldy, East Wemyss and Leven. Kirkcaldy Railway Station is approx. 5 miles from the site and provides direct rail services to Edinburgh (approx. 40 mins), Dundee (approx. 45 mins) and Perth (approx. 40 mins). Glenrothes with Thornton Railway Station is also approx. 5 miles away with direct rail services to Dunfermline (approx. 25 min). The A92 is approx. 5 miles away and connects Dunfermline with Dundee.

The village is situated to the south west of the Fife Council area close to the Fife coastline and surrounded by countryside. For schooling the village is within the catchment areas for the Coaltown of Wemyss Primary School and the Levenmouth Academy in Buckhaven. Within the village there is also a post office, local store, village hall and bowling green.

Nearby, Kirkcaldy is Fife's second most populated town and offers a wide selection of amenities including shops, supermarkets (Sainsbury / Marks & Spencer / Asda) and a variety of art galleries, theatres, bars, restaurants, banks, sports clubs etc.

Fife is a popular area due to the combination of countryside and coastline along with good transport links to local towns and cities. There are many walks and cycle routes available as well as numerous golf courses nearby such as Dunnikier Park, Thornton, Kirkcaldy and Leven.



The site is approx. 4 miles from Kirkcaldy and 5 miles from Glenrothes



There are regular bus services to Kirkcaldy, Dunfermline, Leven and St Andrews via Stagecoach



The closest train station is either Kirkcaldy or Glenrothes with Thornton – approx. 5 miles



Edinburgh Airport approx. 26 miles



HOME

SITE

LOCATION

CONNECTIVITY

PLANNING

DATA

CONTACT

1. Kirkcaldy
2. Kirkcaldy Train Station
3. Glenrothes
4. Glenrothes with Thornton Train Station
5. A952
6. A92
7. Bellway / Persimmon 'Rosslyn Gait' new build developments (Kingdom Park)
8. Persimmon - 'West Mill' and 'The Old Mill' new build developments - Markinch
9. Buckhaven - Levenmouth Academy



PLANNING

Planning Reference: 19/00385/PPP

Decision Issued: 25 July 2019

Status: Planning permission in principal for the erection of 125 residential units (including 3 Affordable dwellings).

Section 75 Agreement: 29 July 2019

- Education contribution £130,200 - due after 63 units occupied
- Play equipment contribution - £62,000 - due after 63 units occupied
- Public Art contribution £18,600 - due on commencement
- Affordable Housing - on site provision of 3 "Affordable Dwellings"

Total: £210,800

The site is not located within a Conservation area and lies outside and to the west of the Coaltown of Wemyss Conservation Area.

LOCAL DEVELOPMENTS

Kingdom Park (Murray Estates) is on the outskirts of Kirkcaldy approx. 4 miles away. This site is set to deliver over 1,000 homes with retail and leisure facilities. The masterplan will be conducted in five phases with completion due in 2028. Developments about to commence in this area are Persimmon Homes with 'Rosslyn Gait', and Bellway Homes.

In nearby Markinch (approx. 7 miles) Persimmon Homes have two developments, West Mill (coming soon) and The Old Mill (70 units).



The red line boundary is indicative and for illustrative purposes only.

FOR SALE

LAND AT COALTOWN OF WEMYSS

FIFE, KY14NR

[HOME](#) [SITE](#) [LOCATION](#) [CONNECTIVITY](#) [PLANNING](#) [DATA](#) [CONTACT](#)

Information		Date
Arboricultural Report	Langton Tree Specialists	Apr-18
Drainage Impact Assessment	Scottish Water	Jan-14
Ecological Assessment	Nigel Rudd Ecology	Feb-19
Engineering Information		
Habitat Survey	Acorna Ecology	Apr-18
Planning Consents & Supporting Documents	Fife Council	Jul-19
Planning Handling Report	Fife Council	Jul-19
Planning Statement	Montgomery Forgan Associates	May-11
Section 75 Agreement		Jul-19
Site Investigation Report Phase 1 & 2	Geovia	Jan-13
Surface Water Servitude Plan	McGregor McMahon & Associates	Aug-14
Title Plan		Jul-14
Topographical Survey	Aird Group	Feb-18
Traffic Calming Measures Plans	Transport Planning	Apr-18
Transport Assessment	Colin Buchanan	Apr-11
Utilities Information	Various	
Woodlands Agreement Plan		

A Technical Information Pack is available on request.

Noteable items:

- A Drainage Impact Assessment (DIA) was completed in 2014 confirming that there was sufficient capacity at that time at the Glenfarg Water Treatment Works and the local network. Also confirming that there was sufficient capacity at the East Wemyss Water Treatment Works and the local network.
- The Site Investigation highlights that there are no recorded mine entries at the site or within influencing distance of the site.
- The seller has negotiated a servitude right with the neighbouring landowner for a surface water outfall pipe. See Surface Water Servitude Plan.

Method of Sale

Offers for the heritable interest (freehold) are invited either based on the existing PPP or on a Subject to Detailed Planning basis. In the case of the latter, interested parties should provide as much information as possible in relation to the proposed scheme together with a timetable for conclusion of conditional missives, planning timetable, Settlement and longstop date.

Interested parties should Note Interest with the selling agent in order to be kept informed of any closing date. The Seller reserves the right to accept any offer at any time.

Full details of items required at any Closing Date will be sent to those interested parties who have noted interest in the site.

VAT

VAT is payable on the purchase price.

Contact

For further information, please contact:

Will Scarlett
 07768 146 642
will@scarlettdev.co.uk
www.scarlettdev.co.uk

Prepared August 2019

Important Notice

Scarlett Land and Development Ltd, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or mis-statement shall not annul the sale or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Scarlett Land and Development Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.

