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1.0 Introduction

We have been instructed to market the area of land known as LPH 01 at Lochgelly Road in Cowdenbeath. The land belongs to Moray Estates Development Company Ltd which is seeking a development partner to take forward the development of this area, probably under an Option Agreement.

2.0 Site Details

2.1 The site benefits from an allocation for residential development in the adopted Mid-Fife Local Plan. Our client has prepared a masterplan for the site demonstrating capacity to accommodate 100 units. It is understood that Fife Council would welcome an application for the site in early course.

2.2 Access

Access is available directly from the adopted road. Any development proposal will have to comply with the transport guidelines as set out in the proposed Fife Council Local Development Plan and the Making Fife's Places Planning Policy Guidance (August 2015). This information can be found at the following link: [Making Fife's Places Planning Policy guidance \(August 2015\)](#)

2.3 Service Enquiries

Plans showing key existing services are attached at Appendix 1.

2.4 Scottish Water

Scottish Water has infrastructure located within the site forming part of the public drainage system. A servitude right of access has been granted to Scottish Water to access this infrastructure along the route of an existing track. The deed of servitude allows for the route of the track to be varied in order to facilitate development.

3.0 Sales Process

3.1 Offers

Offers are invited which should address the following:

- Development proposals
- Timescales for development
- Any anticipated constraints or issues which require to be flagged at this stage
- Commercial proposals should address the main Heads of Terms set out below

3.2 Heads of Terms

Please ensure that your proposal addresses the following:

- Term - the planning longstop identified period of option (we expect three years)

- Option payment – upfront payment to demonstrate commitment to the site
- Pricing proposals (together with minimum price per net developable acre)
- Uses and proposed mix/density, layout and anticipated scale of development areas
- Payment profile
- Any abnormal costs to be deducted and how these will be calculated
- You may wish to include sales overage or uplift for increased coverage/density in your proposals
- Your intended legal agents and your proposed contribution to the vendor's legal and agent's fees
- Board approval and the ability to fund the purchase will be a condition to be met prior to any offer being accepted
- Conflicts of interest should be identified within the immediate housing market (radius of 5 miles)

3.3 Closing date and offers

Detailed proposals should be returned to Andrew Wood at Bidwells, 5 Atholl Place, Perth, PH1 5NE or andrew.wood@bidwells.co.uk. We reserve the right to accept an offer without going to closing date. In the event a closing date is set we will seek to inform parties that have lodged a formal note of interest with us in the site.

4.0 Bidwells Contact Details

4.1 Points of contact are as follows:

- Andrew Wood, Bidwells, 5 Atholl Place, Perth, PH1 5NE – Tel: 01738 630666, Email: andrew.wood@bidwells.co.uk
- Clive Meikle, Bidwells, Elm House, Cradlehall Business Park, Inverness, IV2 5GH – Tel: 01463 796051, Email: clive.meikle@bidwells.co.uk

APPENDIX 1

SERVICE INFORMATION

Scottish Water - Wastewater Plan



Scottish Water - Water Plan



Scottish Power - Diagram



APPENDIX 2

SITE PLAN

Land at Lochgelly Road, Cowdenbeath



