



FOR SALE: LAND INVESTMENT/
HOUSING DEVELOPMENT OPPORTUNITY

Kirkcaldy South West, Kirkcaldy, Fife, KY2 5UJ



- Site extending to approx. 246.2 acres (99.6 ha) in attractive edge-of-town setting
- Planning Permission in Principle (PPP) approved, subject to Conditions and Section 75 Agreement
- PPP allows for 1,200 homes, including 15% affordable housing
- Convenient commuter location given nearby road and rail connections
- Rural setting with coastal views adjacent to established family housing and Balwearie High School
- **Offer Route 1:** Purchase of the heritable interest (freehold) in the whole site unconditional on planning permission
- **Offer Route 2:** Purchase of the heritable interest (freehold) in Area 1 – Approx. 284 homes / 76.4 acres (30.9 ha)



LOCATION

The site is located to the south west of historic Kirkcaldy, a town in Fife with a population of just over 60,000 residents. The settlement is conveniently located approx. 8.5km south of Glenrothes, 20km north east of Dunfermline and 33km south west of St Andrews.

The A92 is accessible to the north of Kirkcaldy and allows direct A-road access to Glenrothes and Dunfermline. Edinburgh can be accessed by car with an approx. 40km drive from the A92 (north Kirkcaldy) or the B9157 (south Kirkcaldy).

Kirkcaldy railway station (approx. 2km from the site) is located to the west of the town centre and is served by trains on the Fife Circle and East Coast Main Lines. Kirkcaldy station provides regular direct links to Edinburgh Waverley (approx. 40 min), Perth (approx. 40 min), Dundee (approx. 45 min), and Dunfermline (approx. 35 mins).

Within Kirkcaldy centre there is a good range of shops with supermarkets (Asda, Morrisons, Sainsbury's, Lidl and Aldi) also available in the town. Further retail facilities are available at Fife Central Retail Park (in north west Kirkcaldy) with shops including Argos, B&Q, PC World and M&S Food.

The recently renovated Kirkcaldy Galleries includes a museum, art gallery and library. The Adam Smith theatre hosts a cinema and a range of musical and theatrical events.

The site is within the catchment areas of Balwearie High School (non-denominational) and St Andrews RC High School (denominational). Victoria Hospital is one of two main hospitals in Fife and is located in Kirkcaldy. The hospital provides a wide range of services to patients across the region including Accident & Emergency and Minor Injuries Services.



DESCRIPTION

The primarily agricultural greenfield land for sale is located to the south west of Kirkcaldy and extends to an approximate area of 246.2 acres (99.6 ha). The development opportunity has a well-positioned edge of town location benefitting from an attractive rural setting, excellent transport connections and convenient access to local amenities. The proposed development represents a large scale settlement expansion and is one of two Strategic Land Areas (SLA) within Kirkcaldy (see Planning section).

Kirkcaldy South West incorporates agricultural and other land under the ownership of two working farms - Invertiel and Tyrie. The combined site for sale extends over the area covered by planning application 10/03561/EIA, excluding adopted roads, verges and an electricity sub-station. The landholding comprises three main areas:

Area 1: Land to the north of Invertiel Road (Approx. 76.4 acres / 30.9 ha)

This northern element of the wider site lies between Kirkcaldy Golf Club to the north and Invertiel Road (B9157) to the south. Invertiel Farm buildings (omitted from the relevant PPP application) are not included within the sale and the exact area to be retained by the current owner is to be agreed – an indicative boundary only is shown. Area 1 is being offered as part of the wider site sale (Offer Route 1) or individually (Offer Route 2) as it is the initial phase of the development (see Method of Sale section). The area comprises mainly agricultural land with areas of woodland to the north east and north west by the Tiel Burn, which forms the northern boundary of the site. A disused railway line runs east-west through the centre of the area and is used as a footpath.

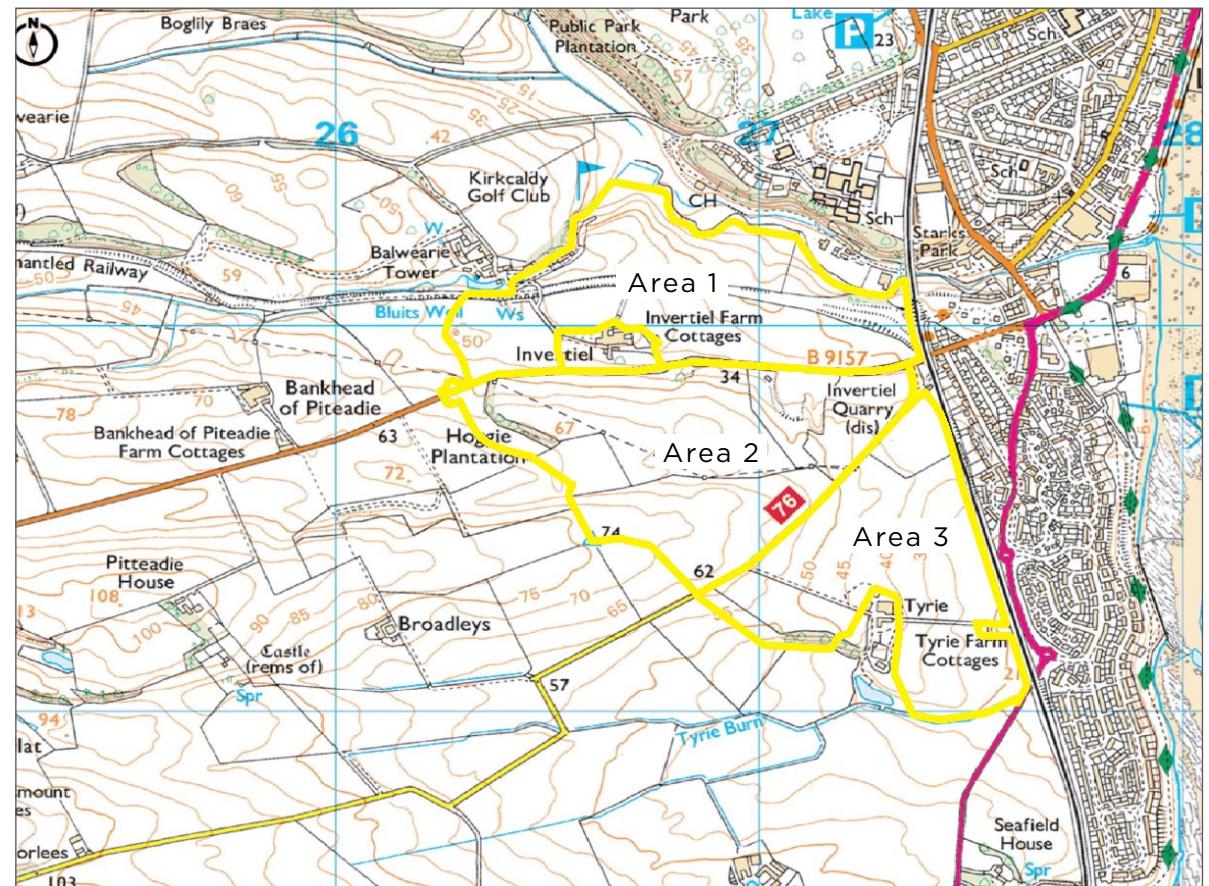
To the north west of the site are a small number of residential properties, the listed Balwearie Tower and Kirkcaldy Golf Club. To the north east past a wooded area are residential and commercial buildings then Beveridge Park, Balwearie High School and Stark's Park, home of Raith Rovers. To the east is the main railway line with Invertiel Viaduct on the north east and Invertiel Junction on the south east boundary. South is the remainder of the wider site for sale via Offer Route 1. West of the site is farmland under the ownership of the vendor.

Area 2: Land Between Invertiel Road (North) and Jawbanes Road (South) (Approx. 95.9 acres / 38.8 ha)

This central element of the wider site lies between Invertiel Road to the north and Jawbanes Road to the south. The site comprises mainly agricultural land with two small areas of woodland near the northern boundary, including the Hoggie Plantation, which are to be retained. To the north east of Area 2 is the Invertiel Quarry Site of Special Scientific Interest (SSSI), designated due to its rare geological features. West of the site is farmland under the ownership of the vendor.

Area 3: Land Between Jawbanes Road (North West) and Railway (East) (Approx. 73.9 acres / 29.9 ha)

This southern element of the wider site lies between Jawbanes Road to the north west, the main railway line to the east and Tyrie Farm to the south. Tyrie Farm buildings and cottages (omitted from the relevant PPP application) are not included within the sale and the exact area to be retained by the current owner is to be agreed – an indicative boundary only is shown. The area comprises mainly agricultural land with the Tyrie Plantation to the south west of the area being retained. An electricity sub-station is located on the north west boundary and is excluded from the sale. To the east past the main railway line are established residential properties at Seafield, then the coastline including Seafield Beach and a coastal path. Morrisons supermarket is located to the north of the Seafield housing. To the south of the site is further agricultural land then the Tyrie Burn.



PLANNING

The site incorporates the Kirkcaldy South West Strategic Land Allocation (KDY 026) designated for development within the Fife Local Development Plan (FIFEPlan). Full details are available from Fife Council:

https://fife-consult.objective.co.uk/portal/fife_ldp/fifeplan_-_adopted_plan_13/adopted_fifeplan?pointId=1485787273099#section-1485787273099

A Planning Permission in Principle (PPP) application for Kirkcaldy South West was approved in February 2020, subject to Conditions and a Section 75 Agreement:

Reference: 10/03561/EIA

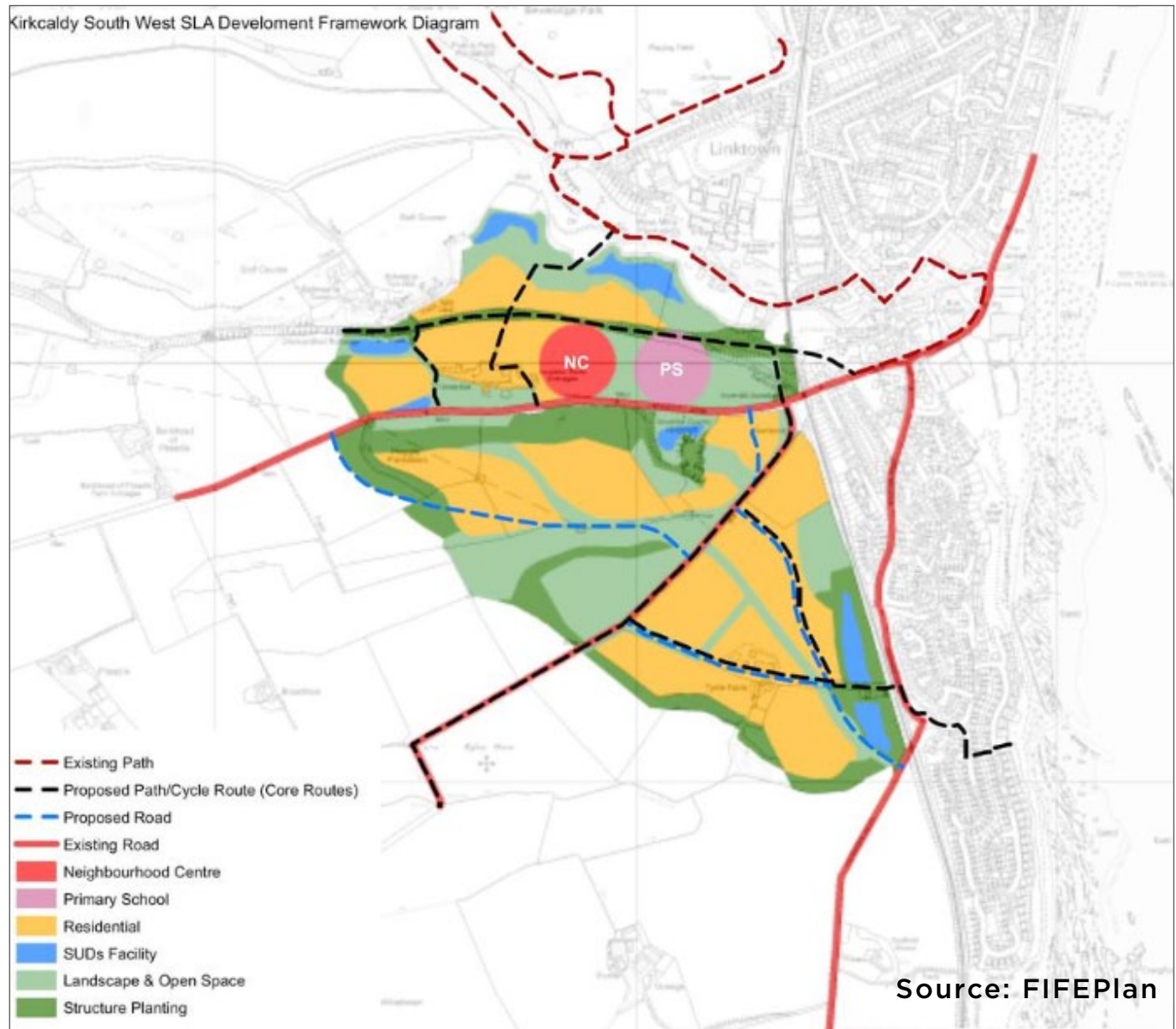
Proposal: Planning Permission in Principle for Erection of a Mixed Use Development including Residential Development, Primary School, Neighbourhood and Local Centres (with Commercial, Retail, Community and Class 3 Food Uses), Landscaping, Open Space, Roads and Associated Infrastructure.

Decision: Conditional approval requiring a legal agreement (07/02/2020)

Planning application information is available from the selling agent, including:

- | | |
|------------------------------------|--|
| - Masterplan | - Technical Drawings / Plans |
| - Environmental Statement | - Committee Report |
| - Transport Assessment | - Decision Notice |
| - Flood Risk Assessment | - Savills Section 75 Summary Information |
| - Socio-economic Impact Assessment | |

Comment: Planning Permission in Principle (PPP) 10/03561/EIA was approved on 07/02/2020, subject to conditions and Section 75 Agreement. The Committee Report (18/12/2019) notes "...the proposal is considered acceptable as the application is in accordance with the Development Plan and National Policy and Guidance". The PPP allows for the erection of 1,200 homes, subject to detailed planning permission and other necessary statutory consents being achieved. Site design, access and environmental information is available from the selling agents. A Section 75 Agreement associated to planning application 10/03561/EIA is currently being drafted with details available from the selling agent



Within the Kirkcaldy South West Masterplan, development is located within 18 Plots (A-R) comprising 1,200 residential units and ancillary uses:

Plot A: Primary School

Plot B: Mixed Use –
Neighbourhood Centre

Plots C-R (excluding N):
Residential

Plot N: Mixed Use – Local
Centre

Outwith these development plots the PPP proposes additional land uses: Tiel Burn Corridor (open space north of Plot C); Sports Pitches (east of Plot A); Invertiel Quarry (west of Plot G); Piteadie Neighbourhood Park (south of Plot K); plus other areas for open space, structure planting, SUDS, the core road network and core path network. Further design guidance for the development plots and other areas is provided within the Masterplan.

A Section 75 Agreement is currently being progressed by the vendor and Fife Council. This will require a minimum of 15% of the total units provided at Kirkcaldy South West to be 'Affordable', as defined by Fife Council. In addition, financial contributions for Strategic Transport Interventions and Education provision will also be required.

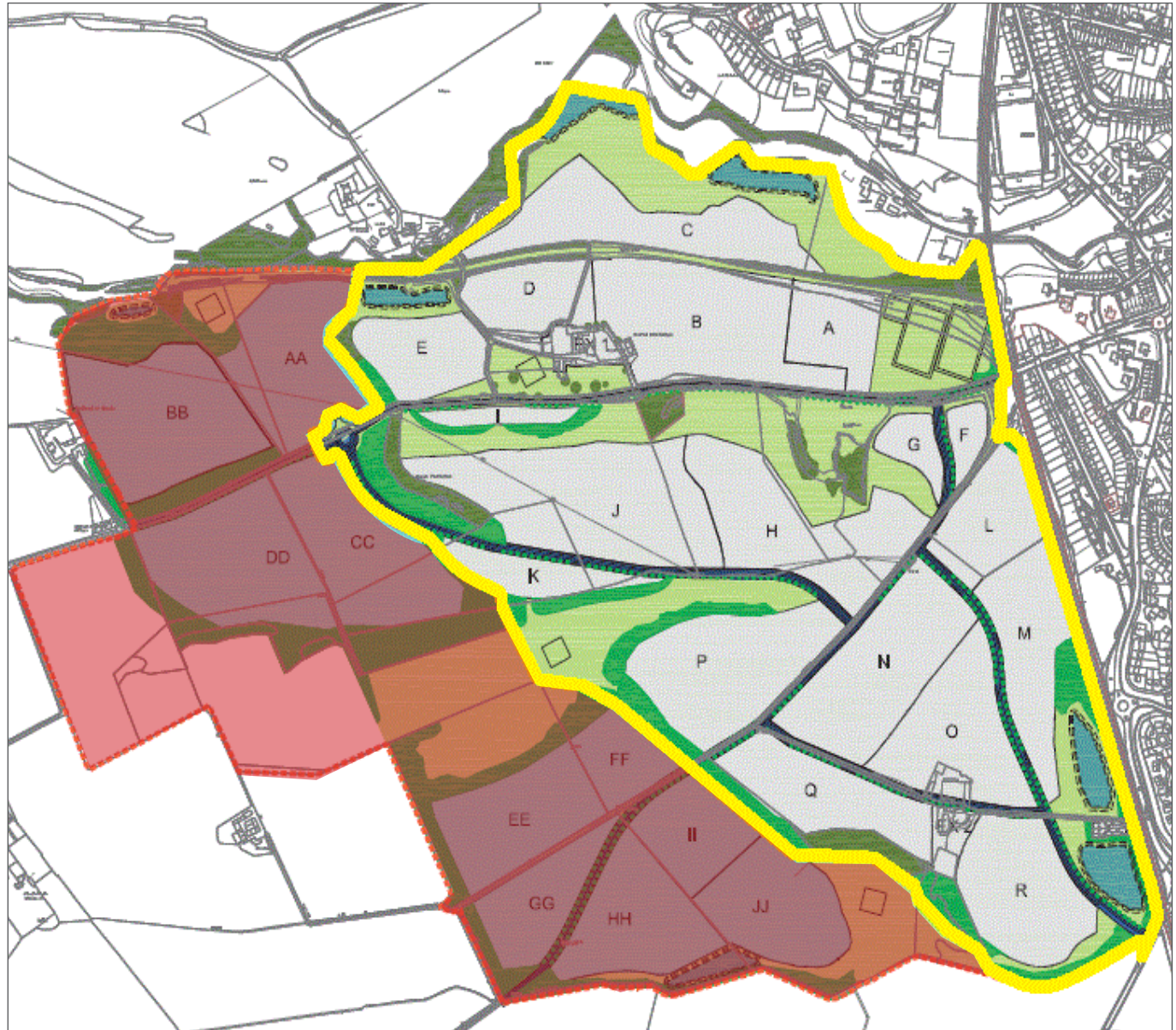
Primary School provision is also required to be delivered on-site during the initial phases of development. The specification of this delivery is currently being discussed with Fife Council as part of the Section 75 negotiations and a summary of the current position is available to interested parties from the selling agents. Please contact Savills only to discuss the progression of the Section 75 Agreement given negotiations are currently ongoing with Fife Council.

There are no listed buildings within the subject site and the site is not within a Conservation Area. Invertiel Quarry is designated as a Site of Special Scientific Interest (SSSI) due to its rare geological features and is excluded from the development plots within the PPP Masterplan.

For specific planning queries please contact the Savills Planning Team:

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METHOD OF SALE

Full details regarding the method of sale are available from Savills via the accompanying Process Letter. Please note interest to receive access to the dataroom containing site / planning information.

A title plan will be prepared for sales purposes – only indicative boundaries are provided within this brochure and should not be relied upon. The owner reserves the right to sell the land without reference to any other party. Each party will be liable for their own legal costs. The purchaser(s) will be responsible for LBTT, registration dues and any VAT incurred in connection with the transaction.

The vendors will consider two methods of sale:

Offer Route 1: Purchase of the heritable interest (freehold) in the whole site unconditional on planning permission

The heritable interest (freehold) in the site is offered for sale as a whole on behalf of the owners.

Offers unconditional on planning permission are required with strict timescales to completion to be agreed with the purchaser.

Offers with overage provisions linked to land resale uplift and / or increased unit numbers will be considered by the vendor.



Offer Route 2: Purchase of the heritable interest (freehold) in Area 1 – Approx. 284 homes / 76.4 acres (30.9 ha)

The heritable interest (freehold) in Area 1 is offered for sale on behalf of the owners.

Offers unconditional on detailed planning permission are preferred but those conditional on this requirement will be considered.

Strict timescales to completion will be agreed with the purchaser.

Area 1 is set out within the Description section of this brochure and comprises the first phase of development at Kirkcaldy South West. The area incorporates 5 development plots (A-E) within the Masterplan with an indicative capacity of 286 residential units over Plots B to E.

While the Masterplan sets out indicative unit number / densities for each plot, final numbers will be determined through an Approval of Matters Specified in Conditions (AMSiC) application where site, technical and market factors will influence design and product solutions. The Masterplan is based upon the delivery of 1,000 residential units and so given the subsequent approval of up to 1,200 units there is the opportunity to increase unit numbers over 286 in Area 1 should be explored.

Within the Masterplan, Area 1 is noted as being delivered as the first phase of development in the short-term. Accessed from Invertiel Road to the south, Area 1 comprises the following development plots (with indicative unit numbers):

Plot A: Primary School (with sports pitches to the east)

Plot B: Mixed Use – Neighbourhood Centre (143)

Plot C: Residential (56)

Plot D: Residential (46)

Plot E: Residential (41)

The Masterplan also notes Area 1 should include:

- Path networks, including the railway path
- Tiel Burn Corridor
- Open space north of Plot E
- Structure Planting, also potentially out-with Area 1

Specific requirements for the delivery of Area 1 are set out within the Conditions of the PPP and include:

- 'AMSiC' Application submission requirements
- Design / Access / Infrastructure / Servicing requirements
- Upgrading of Invertiel Road / B9157 (Condition 28)
- Other transport interventions (Condition 34)

It is anticipated that Area 1 will not be required to provide affordable housing given the anticipated unit numbers this phase will deliver. In addition, the construction of a Primary School in Plot A is not expected to be required to allow delivery of the residential plots within Area 1, subject to the delivery of modular classrooms during the first phase of housing.

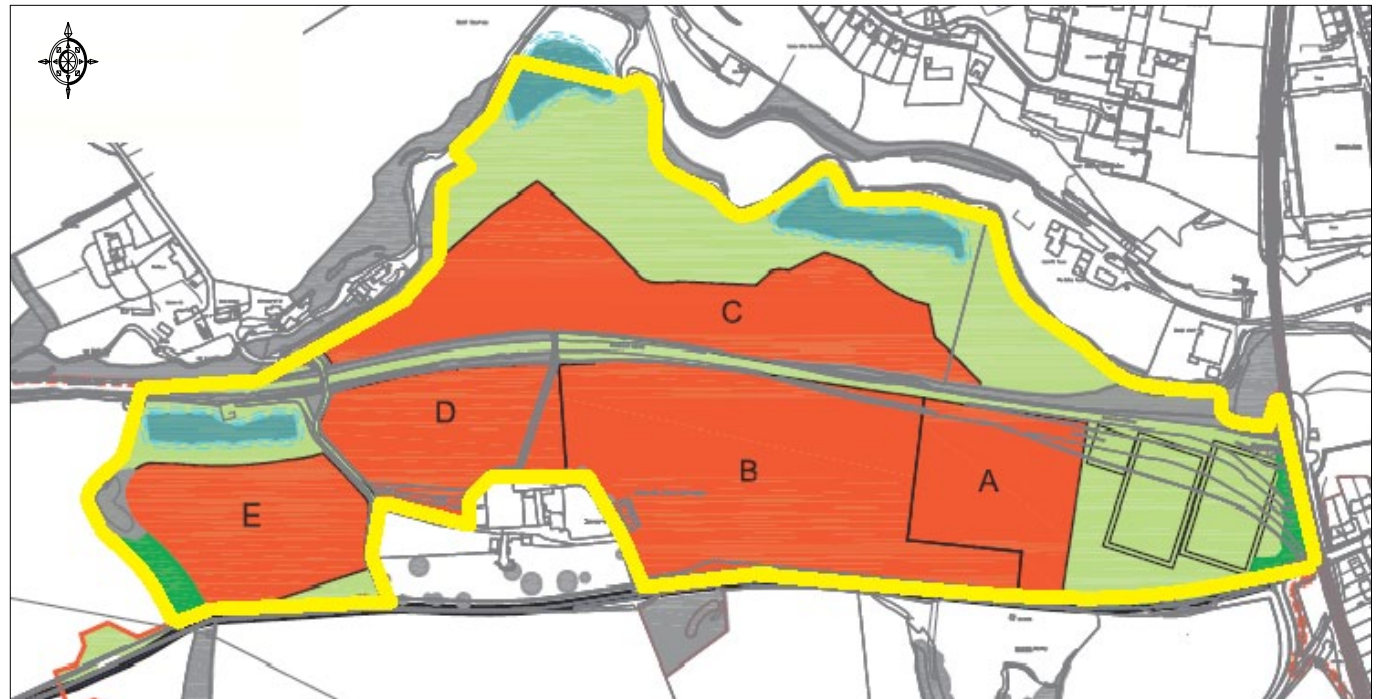
Please contact Savills only to discuss the progression of the Section 75 Agreement given negotiations are currently ongoing with Fife Council.

Offers should seek to maximise land value through proposals which deliver the most appropriate development solutions, given the requirements / flexibility within the PPP.

Particular emphasis should be paid to the Neighbourhood Centre specification; total unit number potential of Area 1; unit types / sizes; and developer contributions / interventions linked to unit number thresholds.

The Process Letter provides more detailed guidance on how offering parties should account for the requirements noted above within bids.

Area 1 Masterplan Boundary





FURTHER INFORMATION

Parties should note interest in the first instance to be provided with dataroom access / further information.

To view the site please contact the selling agent.

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The Savills logo, consisting of the word "savills" in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow rectangular background.

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