



**Development Site, New Row,  
Dunfermline, KY12 7DZ**

- Close proximity to Dunfermline City Centre
- Planning permission obtained for a 3 bedroom, single dwelling house
- Fife Council Planning Reference No: 19/00101/PPP & 21/00398/FULL
- Site extends to 0.22 acres
- Offers Invited

## LOCATION

Dunfermline is one of Fife's principal centres of commerce and has a resident population in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The town occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 Motorway.

More specifically, the subjects are situated on the south western side of New Row, within a 5-minute walk to Dunfermline City's main centre which offers an excellent range of local amenities.

## DESCRIPTION

The subjects comprise a largely cleared site with full planning consent for a single dwelling to the fore of the site. Potential to vary the planning to possibly increase number of units.

The consent provides for a three storey dwelling with car parking set on a large site.

## ACCOMMODATION

The site extends to approximately 0.22 acres or thereby.

The Planning consent 19/00101/PPP provides for the following

Floor	Accommodation
Ground	Utility Room, Hallway and Stores
First	Home Office, Living Room and Kitchen
Second	3 No. Bedrooms

## PLANNING

Planning permission was obtained for erection of a single dwellinghouse

Application No: 18/01700/PPP & 19/00101/PPP



Any potential purchaser(s) should satisfy themselves as to the current position in relation to the consents.

## RATEABLE VALUE/COUNCIL TAX

Not applicable

Upon completion of any new dwelling it will be necessary for the Local Authority to assess the subjects for Council Tax

## EPC

Not Applicable

## PRICE

Offers are invited for our clients heritable interest (freehold) with vacant possession. Offers subject to planning will be considered subject to a review of the applicants planning and design proposals



## LEGALS

Each party to bear their own legal costs, the purchaser will be responsible for LBTT and VAT if applicable.



To arrange a viewing please contact:



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## IMPORTANT NOTICE

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