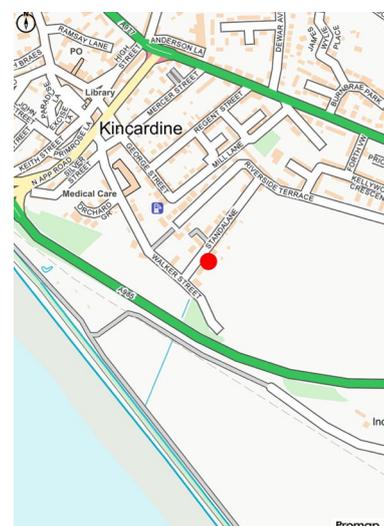




Land, Standalane, Kincardine, FK10 4NY

- Development Opportunity
- Situated in Residential Area
- Within Easy Access of Kincardine Bridge
- Total Site Area Extending to Approximately 0.27 acres
- Potential for Residential Development (subject to consents)





LOCATION:

Kincardine is a popular, predominantly residential location, situated on the banks of the River Forth. The site is located on the eastern side of Standalane, which is a desirable residential street, within walking distance of Kincardine Town Centre, where local shopping facilities, pub and cafes can be found.

The town is well placed for easy access to the motorway network, with the M876 and its junction with the M9, being within a short drive. Major business centres, such as Edinburgh, Glasgow, Stirling, Dunfermline and Falkirk are all less than a 45 min drive of Kincardine.

The Ordnance Survey extracts, which are for identification purposes only, shows the location and approximate extent of the subjects.

DESCRIPTION:

The subjects comprise a plot of ground, that is relatively square in shape and extends to approximately 0.27 acres. The site is generally level in nature and has a stone wall round the majority of its perimeter.

According to our calculations, the site extends to the following approximate areas:

Total: 0.11 hectares/0.27 acres

PLANNING:

We are not aware of any recent planning applications having been submitted for the site, however, consider that the land may be suitable for development, with the potential to build one or possibly two dwellings on the plot. Interested parties should contact Fife Council, Planning Department to make further in this regard.

PRICE:

Offers are invited for the benefit of our client's heritable interest in the site.

CLOSING DATE:

A closing date for offers may be set and interested parties are therefore advised to register their interest with the selling agents. Our clients reserve the right to sell the site without setting a closing date and, in setting a closing date are not bound to accept the highest or indeed any offer received.

VAT:

All rents, premiums, prices etc are quoted exclusive of VAT (if applicable).

Graham + Sibbald
22 Allan Park, Stirling, FK8 2QG
01786 463 111

To arrange a viewing please contact:



Andrew Peel
Surveyor
andrew.peel@g-s.co.uk
07803 896 976



Conal Philliben
Graduate Surveyor
conal.philliben@g-s.co.uk
07771 528 190

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2023

Find out more at www.g-s.co.uk