

Residential Development Site (STP).

Former St Johns Works
Falkland, Fife, KY15 7AY

FOR SALE



Location.

Nestled at the foot of the Lomond Hills, the picturesque village of Falkland is known as one of Scotland’s most charming and historic locations. Renowned for its stunning architecture, vibrant community and beautiful countryside - Falkland offers a unique blend of rural tranquillity and modern convenience. At its heart lies the iconic Falkland Palace and Gardens, as well as an excellent selection of independent cafés, local shops, pubs and everyday amenities.

Despite its peaceful setting, Falkland boasts excellent transport links. It is conveniently located on the A912, providing easy access to the A91 and the M90 motorway. Cupar is approximately 15 minutes away, offering a wide range of schools, shopping, leisure facilities and a mainline railway station with regular services to Edinburgh, Dundee and Aberdeen.

Combining outstanding natural beauty, rich heritage and exceptional accessibility, Falkland offers an enviable lifestyle in one of Fife’s most desirable villages.



Located in the historical village of Falkland



Excellent access to the A91 and A92



Price on application



Potential residential development site (STP) extending to approximately 10 acres



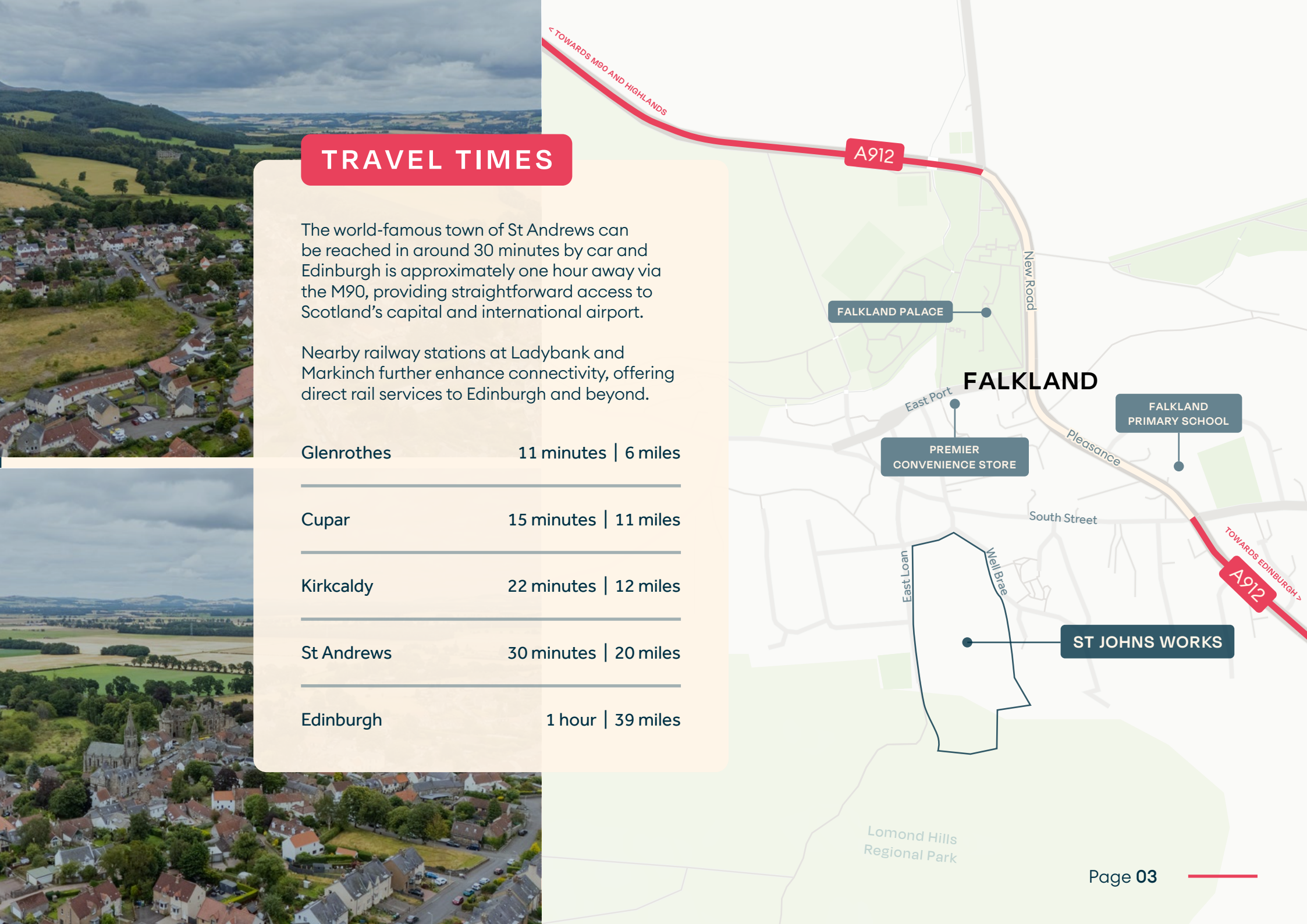
The land is zoned for housing in the Fife Local Development Plan (Adopted) September 2017

TRAVEL TIMES

The world-famous town of St Andrews can be reached in around 30 minutes by car and Edinburgh is approximately one hour away via the M90, providing straightforward access to Scotland’s capital and international airport.

Nearby railway stations at Ladybank and Markinch further enhance connectivity, offering direct rail services to Edinburgh and beyond.

Glenrothes	11 minutes 6 miles
Cupar	15 minutes 11 miles
Kirkcaldy	22 minutes 12 miles
St Andrews	30 minutes 20 miles
Edinburgh	1 hour 39 miles





Description.

The site is located on the southern edge of Falkland in close proximity to the vibrant heart of the village. The subjects are located where the former Smith Anderson Factory once stood. Built in the 1860s the factory was demolished and cleared in 2017, offering a clear site extending to approximately 10 acres.

The site is bounded to the east by East Loan and to the west by Well Brae both of which are adopted roads, with all the building being residential in nature.



PLANNING

According to the Fife Local Development Plan (Adopted) September 2017 the site is zoned for housing.

There are no live planning applications that we are aware of and for the avoidance of doubt the site does not currently have planning permission in place for a residential scheme.

Any interested party would need to make their own planning related enquiries with the Fife City Council Planning Department.

PRICE

Price on application.

Unconditional offers subject to title and contract are sought and will be preferred by the vendor.

We would recommend that interested parties formally note their interest with the selling agents to be kept advised of any closing dates.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser(s) will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

Contact.

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