

Ryden

FOR SALE

DEVELOPMENT SITE
3.40 HA (8.40 ACRES) OR THEREBY



**NAIRN STREET
KIRKCALDY
FIFE
KY1 2PB**

SUITABLE FOR A VARIETY OF USES
SUBJECT TO PLANNING CONSENT

FRONTING ONTO ONE
OF KIRKCALDY'S MAIN
ARTERIAL ROUTES

APPROXIMATELY 0.9 MILES
NORTH OF THE TOWN CENTRE
(20 MINUTE WALK)

FOR SALE AS A WHOLE OR IN PART

[FIND OUT MORE AT RYDEN.CO.UK](https://www.ryden.co.uk)



*Adam Smith Theatre

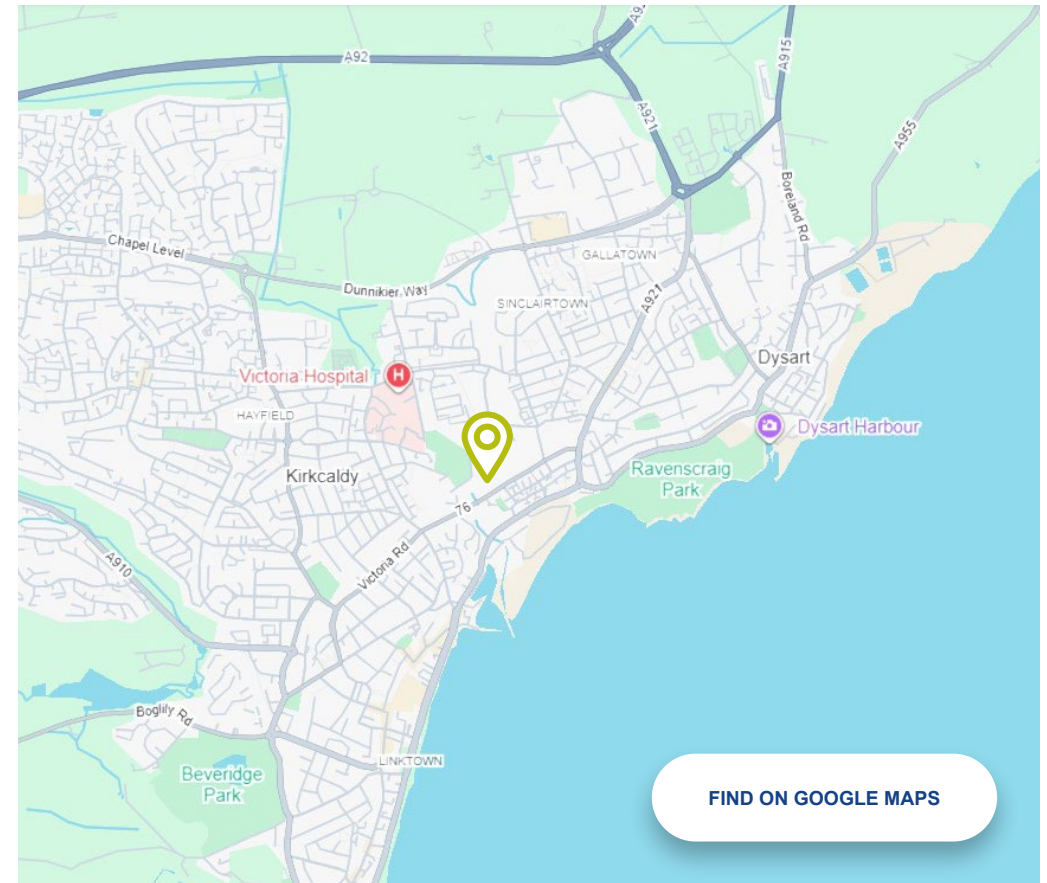


LOCATION

Kirkcaldy is an historic market town and the second largest settlement in Fife with a resident population of over 50,000 people. The population of Fife is in excess of 370,000 and the region is home to numerous visitor attractions. The Town is easily accessed off Junction 3 of the M90/A92 providing excellent road access to Edinburgh (27 miles), Dundee (30 miles) and Glasgow (60 miles). In addition to this there are excellent public transport links including a very regular train service to Edinburgh making Kirkcaldy an attractive commuter town.

DESCRIPTION

The subjects comprise a roughly L shaped site located on Nairn Street, approximately 0.9 miles North of Kirkcaldy town centre. Nairn Street is one of the towns main arterial routes providing easy access to the A92 and the rest of Kirkcaldy. The surrounding area is a mixture of residential and commercial uses.





SITE AREA

The total site area extends to 3.4Ha (8.4 acres). The site can be disposed of in whole or sub divided to create individual plots.

THE OPPORTUNITY

The site is vacant and available for immediate development subject to planning. It should be noted that sites will only be sold with an obligation to undertake development of the site.

PRICING

Offers are invited.

PLANNING

Nairn Street is identified as a development opportunity in FIFEplan. Potential uses for the site include: Class 4 business use, leisure use, trade counter and commercial uses (excluding retail). There is potential for an element of residential use subject to considering and addressing any potential noise impacts from the railway and nearby industrial activities. The site forms part of a green network and Fife Council may look for the mature deciduous trees within the site lining the Factory Road frontage to be retained.

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DEVELOPMENT SITE

3.40 HA (8.40
ACRES) OR
THEREBY



**NAIRN STREET
KIRKCALDY
FIFE
KY1 2PB**

GET IN TOUCH

Please get in touch with our letting agent for more details.

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Ryden

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Scottish Enterprise

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