

**GRAHAM + SIBBALD**

Chartered Surveyors and Property Consultants

# DEVELOPMENT SITE OPPORTUNITY

A unique high quality Residential  
Development scheme in Fife comprising  
32 High Specification Dwellings

Set within the Townhill Country Park

Strategic Location near the M90 Motorway

Site Area of circa 6.2 acre

Mixture of 2, 3 and 4 bedroom  
Detached, Semi-detached, Terraced  
and Bungalow units.

Offers invited

## FOR SALE

Muircockhall  
Farm, Kingseat Rd,  
Dunfermline KY12 0TQ

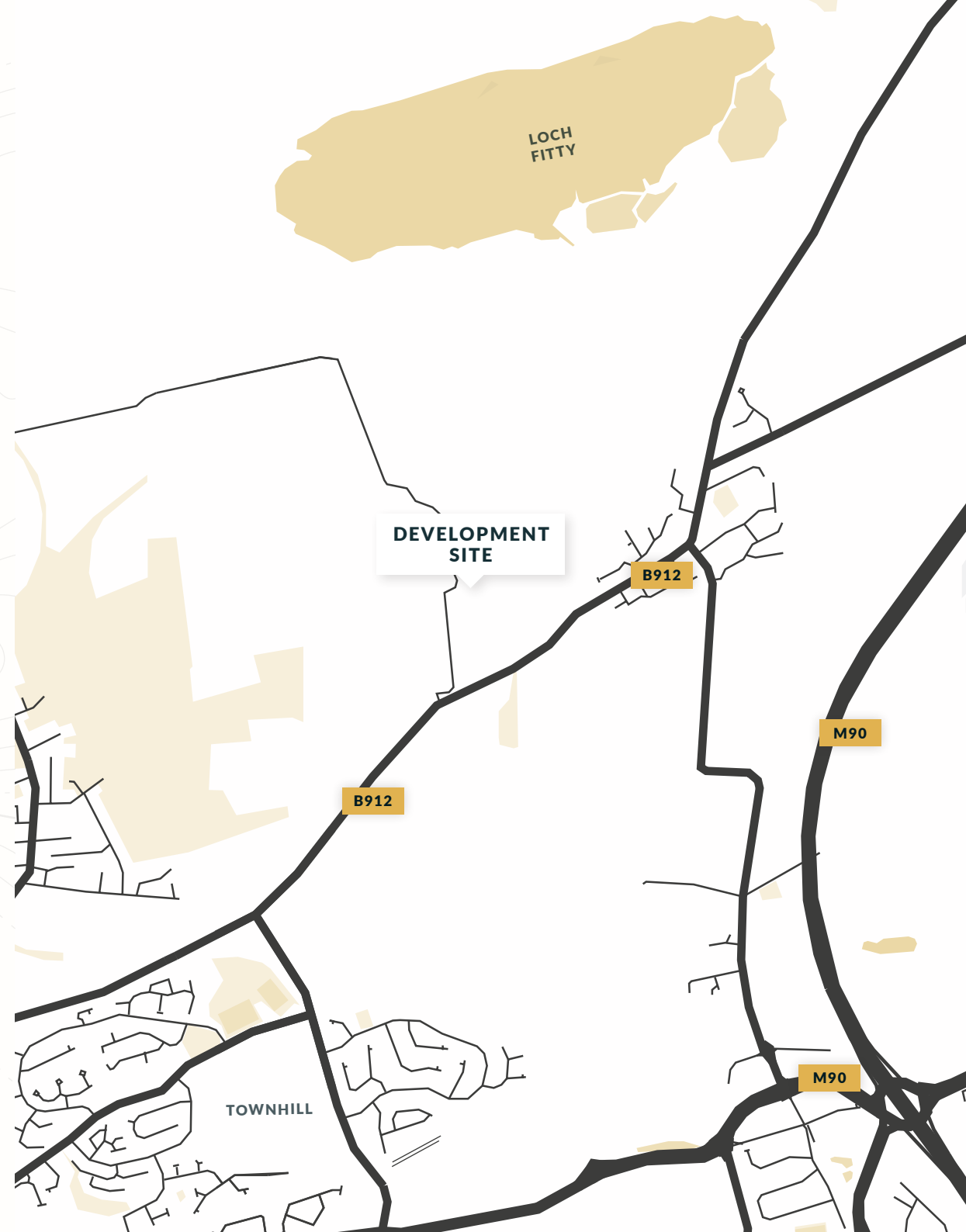


# Location

Dunfermline has a resident **population of circa 50,000** and is considered one of the main commercial centres within the Fife region. It received city status in 2022 and has been subject to quite substantial and increased expansion over the last two decades with the Dunfermline Eastern Expansion being a key project providing substantial amounts of housing, leisure and retail developments

The development site at Muircockhall is situated in a semi-rural locality at Townhill on the periphery of the City of Dunfermline. It is located on the site of the former Equestrian Centre on the north western extent of Townhill and is accessed via Forest Road and by a new roadway. Muircockhall is set in a quiet situation with the development layout providing for a tranquil setting and picturesque outlook but remaining in near proximity to all the main services which are available in Dunfermline.

The popular National Waterski centre lies in near proximity as well as pleasant walking trails in and around Townhill and surrounding areas



# Commuter times

LOCATION	DISTANCE	TIME
TOWN CENTRE	2 ½ miles	10 minutes
RAIL STATION	2 ½ miles	10 minutes
EDINBURGH	20 miles	25 minutes
DUNDEE	45 miles	50 minutes
PERTH	35 miles	40 minutes
GLASGOW	40 miles	50 minutes
ABERDEEN	110 miles	2 hrs 10 minutes
STIRLING	25 miles	35 minutes

Mainline and local line train services are available at Dunfermline City and Inverkeithing providing easy commuter access by rail to Scotland's Towns and Cities.

# Description

The subjects comprise an open area of land previously occupied by the former Muircockhall Equestrian centre which has been cleared to allow for the development. It comprises areas of open grass, earth and wooded/shrubbed ground providing for a pleasant and tranquil outlook over the surrounding open farmland.

The proposed development can be progressed by the existing live planning consent and will comprise **32 High Specification and attractive dwellings** in an attractively designed site layout incorporating open landscaped grounds.



# Accommodation

We have noted all sizes of the properties in accordance with the RICS Property Measurement, 2nd Edition, and have calculated the floor areas in accordance with the RICS Code of Measuring Practice (6th Edition) to arrive at the gross internal floor areas as follows:-

HOUSE TYPE	ACCOMMODATION	GROSS INTERNAL AREA
A Detached	Reception Hall, Living/Dining, Kitchen/Utility, W.C and 4 bedrooms & 2 Bathrooms	174 sq.m /1,873 sq.ft
B Detached	Reception Hall, Living/Dining, Kitchen/Dining, Utility, W.C and 4 Bedrooms & 2 Bathrooms Double Garage	221 sq.m /3,378 sq.ft exc. garage
C Semi- Detached	Reception Hall, Living/dining, Kitchen, Utility, Study/Bedroom 4, W.C and 3 Bedrooms & 2 Bathrooms	123 sq.m /1,324 sq.ft
D Detached	Reception Hall, Living/Dining, Family Room, Kitchen/Dining, Utility, W.C and 4 Bedrooms & 3 Bathrooms	242 sq.m /2,610 sq.ft
E Detached	Reception Hall, Livingroom, Kitchen diner, Utility, Study/bedroom 4, W.C and 4 Bedrooms & 2 Bathrooms	138 sq.m /1,490 sq.ft
F Detached	Reception Hall, Livingroom/Dining, Kitchen, Utility, W.C and 3 Bedrooms & 2 Bathrooms	81 sq.m/876 sq.ft
F1 Detached	Reception Hall, Livingroom/Dining/Sunroom, Kitchen, Utility, W.C and 3 Bedrooms & 2 Bathrooms	104 sq.m /1,120 sq.ft
G Terraced	Workshop/Store, Utility, Open Plan Livingroom and Dining, Kitchen, Study/Guestroom, W.C and 4 Bedrooms & 3 Bathrooms	132 sq.m /1,428 sq.ft
H Terraced	Workshop/Store, Utility, Open Plan Livingroom and Dining, Kitchen, Study/Guestroom, W.C and 4 Bedrooms & 3 Bathrooms	200 sq.m /2,158 sq.ft

# Site Layout



Upgraded footpaths within Townhill Woods in accordance with specifications agreed with Townhill Park Ranger Service. Footpath network integrates site to village services of school, community services, park & playing fields; and shops.

Townhill Country Park

Access Road from Forest Road 3.5m with 2 metre wide footpath to one side. Street lighting to Fife Council Standards along entire length of upgraded access road.

Footpath link to existing footpath network with feature pillars.

# Planning Details

The live planning consent has been obtained under planning permission reference 07/00454/WFULL for the erection of 32 Dwellinghouses. A full development pack containing Site Investigation, Planning, Engineer Reports and other supplementary information is available to serious interests via the sole selling agents.

# Sale Price

Our clients are inviting offers for the outright heritable Interest. Consideration will also be given to Joint Ventures depending on status.

# VAT

All prices are quoted excluding VAT

# Legal Costs

Each Party to bear their own legal costs incurred by the transaction.

# Anti Money Laundering

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.





# Viewing & Further information

Viewing and further information available from the sole selling agents -

## DUNCAN FRASER

Director

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## ROSS WILSON

Partner

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## IMPORTANT NOTICE

These particulars are intended as a guide only. Prospective Purchasers 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.

Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Prospective Purchasers take the property as they find it.

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 Prospective Purchasers.

All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.

A list of Partners can be obtained from any of our offices.

Date of Publication: July 2024 | [Designed by Nest Marketing](#)

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