

# FORMER WOODMILL & ST COLUMBA'S HIGH SCHOOL SITES

Woodmill Road, Dunfermline, Fife, KY11 4EZ

Former school sites (buildings now demolished) with development potential comprising a total of approx. 13.3 ha (32.8 acres), available in 2 lots or as a whole



# SUMMARY

Sites extending to a total of approx. 13.3 ha (32.8 acres) in Dunfermline, approximately 2km east of the city centre

Available in 2 Lots (1) Former Woodmill HS Site (approx. 6.8 ha / 16.9 acres) / (2) St Columba's HS (approx. 6.4 ha / 15.9 acres); or as a whole

Placemaking Framework provides for an indicative capacity of around 280 residential units over the combined sales area

Sale of the Heritable Interest on behalf of Fife Council

**Closing Date set for Midday  
Thursday 5th June 2025**



# LOCATION

The sites are located in Dunfermline, along Woodmill Road, around 2km east of the city centre. Dunfermline has a population of around 60,000 (mid-2020 estimate, NRS), the 5th largest city in Scotland by population. The city is positioned in Scotland's Central Belt, around 20km north-west of Edinburgh and 55km north-east of Glasgow. Nearby settlements include Kirkcaldy (20 km); Glenrothes (22 km); and Stirling (30 km).

Dunfermline has good transport connections with the M90 accessible locally at Junction 3, providing routes south to Edinburgh / Glasgow and north to Perth. Dunfermline Queen Margaret railway station is around 1km north of the site, providing regular direct services along the Fife Circle Line to / from Edinburgh Waverley (approx. 35 mins).

The sites are located to the east of the city in a predominantly residential area. Amenities in close proximity include shops (Co-op) and restaurants along Linburn Road; Lynburn Primary School; and the Lyne Burn Green Network of footpaths, green spaces and parks.

Further retail and leisure facilities are available within the city centre / Kingsgate Shopping Centre (approx. 2 km west of the sites) and at Fife Leisure Park (approx. 2 km north-east). There are a number of amenities including libraries, cinema, theatres and a leisure centre within the city. Other points of interest within Dunfermline include Dunfermline Abbey and Palace; Abbot House; Pittencrieff Park; and the Alhambra Theatre.

The new Dunfermline Learning Campus is positioned around 1.5 km east of the subjects, comprising Fife College's new City Campus and both the new Woodmill and St Columba's High Schools. The subjects are with the catchment areas of the following schools:

- Non-denominational High School: Woodmill High School
- Denominational High School: St Columba's RC High School
- Non-denominational Primary School: Lynburn Primary School
- Denominational Primary School: St Margaret's RC Primary School







# LOT 1 FORMER WOODMILL HIGH SCHOOL

The site extends to approx. 6.8 ha / 16.9 acres and was the former home of Woodmill High School prior to its recent demolition. The ground is therefore a mix of brownfield to the west (former school footprint and sports pitch) and greenfield to the east (playing fields). Vehicular access to the school was provided at 2 points – Woodmill Road and Shields Road. The site slopes down gently to the north.

To the north of the site is Woodmill Road then a wooded area along Lyne Burn accessible by footpath, part of the Lyne Burn Green Network. To the south is Dunn Crescent then residential properties. To the west is Shields Road then residential properties before Lyne Burn Park. To the east are residential properties along Inchkeith Drive with the former St Columba's HS site to the north east over Woodmill Road.

## Prior Notification for Demolition of buildings application

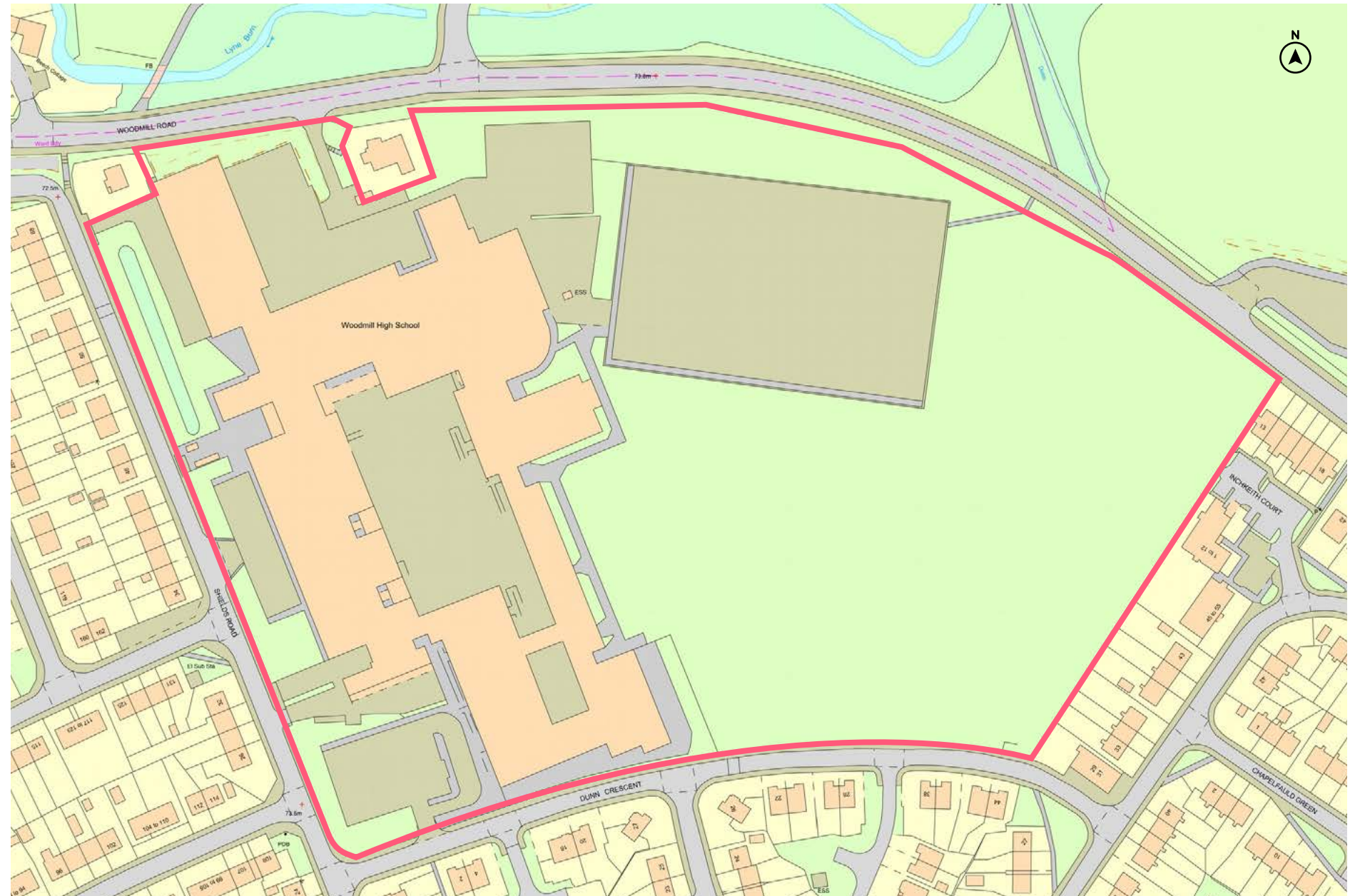
Ref: 24/01524/DPN

Address: Woodmill HS

Proposal: Prior notification for demolition of buildings

Decision: Permitted 23/07/2024

Applicant: Fife Council





# LOT 2 FORMER ST COLUMBA'S HIGH SCHOOL

The site extends to approx. 6.4 ha / 15.9 acres and was the former home of St Columba's High School prior to its recent demolition. The ground is therefore a mix of brownfield to the south east (former school footprint) and greenfield to the north and west (playing fields). Vehicular access to the school was provided at 2 points from Woodmill Road. The site slopes down gently to the north.

To the north and west of the site is a wooded area along Lyne Burn accessible by footpath, part of the Lyne Burn Green Network then residential properties. To the east is Linburn Road then residential properties. To the south is Woodmill Road then residential properties, restaurants and a Co-op shop. To the south west is the former Woodmill HS site over Woodmill Road.

## Prior Notification for Demolition of buildings application

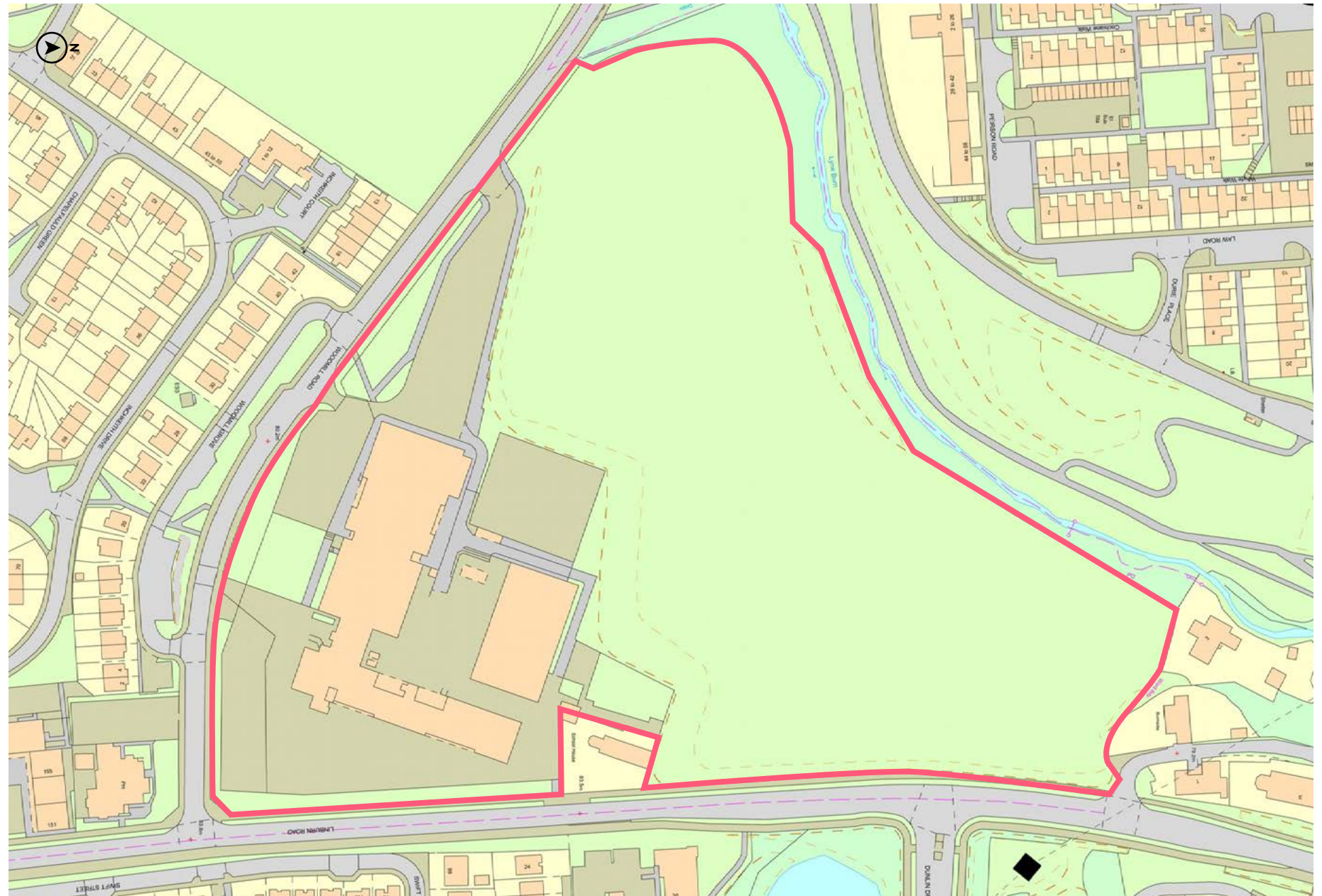
Ref: 24/01522/DPN

Address: St Columba's RC High School

Proposal: Prior notification for demolition of buildings

Decision: Permitted 09/07/2024

Applicant: Fife Council





# PLANNING

**Local Development Plan:** The sites are designated as 'School or Further Education Campus' within the Fife Local Development Plan (adopted September 2017). Located within the Dunfermline Development Envelope, development of the sites will be considered through Policy 1 of the LDP.

**Placemaking Framework:** On behalf of Fife Council, a Placemaking Framework for the sites has been produced by Collective Architecture (see data room) comprising:

- Site Review
- Concept Layouts
- Development Opportunities
- Design Guidelines

The Framework presents a notional net developable area of 17.8 acres based upon 51% of the gross site areas, with capacity for around 280 homes. The Framework also notes that "there may be scope to enhance the density of the site further as the design development moves forward and it is not untypical to achieve densities of between 60% - 80% on sites of this nature".

**Conservation Area:** The sites are not located within a Conservation Area.

**Listed Buildings:** The sites do not accommodate any listed buildings.

**Affordable Housing:** The affordable housing requirement will be 25% of total units.

For further information on planning please contact Fife Council's planning department on:

development.central@fife.gov.uk

	PLOT	Area (Acres)
Woodmill	Plot 1	1.090
	Plot 2	1.358
	Plot 3	1.377
	Plot 4	1.193
	Plot 5	0.802
	Plot 6	1.190
	Plot 7	0.831
	Plot 8	0.735
	Plot 9	1.782
	<b>Total Net</b>	<b>10.358</b>

St Columba	Plot 10	0.882
	Plot 11	1.473
	Plot 12	1.043
	Plot 13	0.856
	Plot 14	1.100
	Plot 15	2.103
	<b>Total Net</b>	<b>7.458</b>
	<b>TOTAL NET</b>	<b>17.816</b>



Movement routes to connect into green spine, providing an active, connecting and permeable green-blue element

# FORMER WOODMILL & ST COLUMBA'S HIGH SCHOOL SITES

Woodmill Road, Dunfermline, Fife, KY11 4EZ



## METHOD OF SALE

A closing date for offers has been set for Midday Thursday 5th June 2025. Full offer requirements are available from the selling agent. The Heritable Interest (Scottish equivalent to English Freehold) in the site is offered for sale in 2 Lots, available separately or as a whole.

Only indicative boundaries are provided within this sales brochure and should not be relied upon. The owner reserves the right to sell the property without reference to any other party. The sales of both Lots are exempt from VAT.

## FURTHER INFORMATION

Parties should note interest with Avison Young in the first instance to receive access to the data room; the Closing Date Letter (outlining offer requirements); and any updates to the sales process.

The data room contains:

- Title Information
- Placemaking Framework
- Topographical Survey
- Demolition Material Information
- Service Plans / Capacities
- Demolition Application Documentation
- Aerial / Video Photography
- Closing Date Letter

The sites can be viewed from publicly accessible footpaths, for access onto the sites please contact the selling agent.

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