

Lammerlaws Road Burntisland



**Direct train
links to
Kirkcaldy and
Edinburgh
For sale or
lease**

**Close proximity to water front
Prominently situated next to Leisure Centre
Extends to 0.587 hectares (1.45 acres)**

LOCATION

Burntisland is located on the south coast of Fife, with a population of approximately 6,000. Burntisland railway station serves the town and provides direct links with Kirkcaldy to the north and Edinburgh to the south. There are also regular bus services around the country. It is an attractive seaside holiday destination and commuter town to Edinburgh.

DESCRIPTION

The site is immediately adjacent to the Beacon Leisure Centre, and is currently used as a car park, located north of Lammerlaws Road. The site itself already from vehicular access and is almost entirely level. The site lies approximately 400m from Burntisland train station.

SITE AREA

We understand the site extends to 0.587 hectares (1.45 acres). The plan above shows the approximate boundaries of the site highlighted in red.

PLANNING

This site is identified as BUR 008 in the Adopted Local Development Plan – FIFEplan (Adopted September 2017), with the description of Employment. The site is allocated for Class 4 (business) – office development. Interested parties should make their own enquiries of the local planning authority, Fife Council, in relation to any proposed uses for the site. A Flood Risk Assessment requires to be undertaken prior to development on this site.

TENURE

For sale or for lease.

PRICE

Offers invited.

LEGAL COSTS

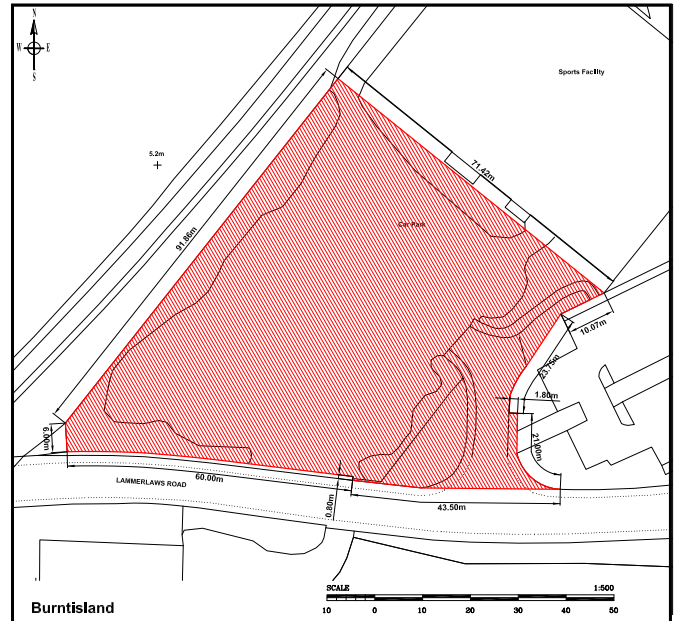
Each party to bear their own legal costs in the documentation of this transaction; however the purchaser will be liable for Land and Buildings Transaction Tax, Registration Dues etc & VAT incurred thereon.

VAT

Any prices quoted are exclusive and may be subject to VAT.

ENTRY

Immediate entry is available subject to conclusion of formal legal missives.



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