

**FOR SALE**

## Development Site

Cleared Site extending to approximately 0.25 acres

Shared access from Bank Street with potential to include retail units at 20 - 26 Bank Street

Prominent town centre location

Potential for residential development subject to planning

Offers in the region of £175,000



VIDEO TOUR



WHAT 3 WORDS

**DEVELOPMENT SITE, BANK STREET, LOCHGELLY, KY5 9QQ**

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# Location

DEVELOPMENT SITE, BANK STREET, LOCHGELLY, KY5 9QQ



## LOCATION

Lochgelly is a former mining town in the south / mid Fife area with a resident population approaching 7,000 persons.

The town is adjacent to the A92 link road which provides dual carriageway access to the M90 and Scottish motorway network.

There is also a railway station which forms part of the Fife circle line providing a regular service to the surrounding Fife towns and Edinburgh.

The subjects are located on Bank Street one of the main thoroughfares within the centre of Lochgelly in a mixed residential/commercial location.



FIND ON GOOGLE MAPS



## DESCRIPTION

The subjects comprise a former picture house which was recently destroyed by a fire and now comprises a cleared site to the rear of a retail parade.

The site offers potential for residential development. All interested parties should make their own enquiries to Fife Council Planning Department.

In addition, the sale could include the retail units at 20-26 Bank Street which were contained by and adjoin the former picture house.

The site area is understood to extend to approximately 0.25 acres.

## PRICE

Our client is inviting offers in excess of £175,000 for their heritable interest.

## ENERGY PERFORMANCE CERTIFICATE

N/A

## VAT

All figures are quoted exclusive of VAT.

## LEGAL COSTS

Each party to bear their own legal costs in connection with the sale of the property.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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