

# FOR SALE

## DEVELOPMENT OPPORTUNITY

# CKD Galbraith

**Attractive site on the outskirts of popular village**

- Allocated for Employment Use
- Significant scope for alternative uses including residential
- Excellent access to national road network and M90
- Attractive surroundings

**Approximately 10.00 acres  
(4.20 hectares)**

## GATESIDE MILLS

GATESIDE,

FIFE,

KY14 7SU



## LOCATION

Gateside is a village within Fife, situated at the foot of the Lomond Hills, 12 miles south of Perth and 6 miles east of Kinross. The village is about 3 miles east of the M90 and is popular with commuters working in the larger centres in Fife and also Edinburgh. Local services are available in Kinross and Cupar (12 miles), include primary and secondary schools, medical facilities and a range of retail outlets. Furthermore, there is a primary school in Gateside. The area has a rich scenic and cultural heritage with various royal associations in the past including, of course, Mary Queen of Scots who was held prisoner in nearby Loch Leven Castle from where she escaped for a final, brief period of freedom and also Falkland Palace a short distance to the south east which is the former royal palace of the Scottish Kings.

## DESCRIPTION

The site is located to the south east of Gateside and extends to approximately 10.00 acres (4.20 hectares) in total, and is the site of a former shuttle and bobbin mill. The former mill buildings largely remain in place and are mainly of brick construction and include the main mill building and various out buildings and a terrace of stone built cottages, which have until recently been used for commercial purposes. The total footprint of the buildings on site extends to approximately 23,700 sq/ft (2,200 sq/m).

The site is located in attractive surroundings with mature woodland nearby and is bounded to the south by a dismantled railway, which is now used as a public footpath. Furthermore, the River Eden bisects the site generally west to east.

The site is access by a private road to the north providing direct access onto the A91.

Part of the subjects are let to local businesses, however, notice can be served on the tenants at relatively short notice.

## PLANNING

The majority of the site is allocated in the St Andrews & East Fife Local Plan for employment use, with areas to the west designated as open space. Pre-application discussions with the planning authority have been carried out and we have been advised that alternative development including residential may be acceptable in this location if it can be demonstrated that there is no demand for employment use development. There is also scope for a mixed use development within the site.

Part of the site may be at risk of flooding due to the proximity of the River Eden and a flood risk assessment may be required prior to any future planning application.

There are no listed buildings within the boundary of the site.

## SERVICES

The site is served by mains supplies of electricity, water and drainage. Enquiries have been made with Scottish Water and Scottish & Southern Energy plc with regard to the location of their services and their responses are included in the Technical Information Pack.

## TECHNICAL INFORMATION PACK

A Technical Information Pack has been prepared, containing pre-application correspondence with the planning authority, flood risk map, utility provider plans and the employment use plan from the St Andrews & East Fife Local Plan. The Technical Information Pack may be sent to seriously interested parties upon request.

## VAT

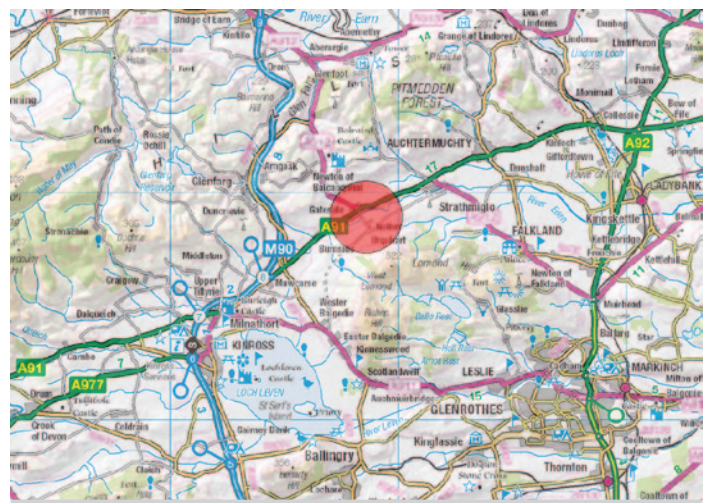
Any intending purchasers must satisfy themselves as to the instance of VAT in any transaction.

## PRICE

Our clients are seeking offers for their freehold interest in the site. A closing date may be set for offers to be submitted and any offers should be set out in heads of terms format. Further details with regard to offer requirements will be circulated prior to a closing date being set. Each party will be responsible for their own legal costs incurred in this transaction. Our clients are not bound to accept the highest or indeed any offer.

# GATESIDE MILLS

## GATESIDE, FIFE, KY14 7SU



## VIEWING AND FURTHER INFORMATION

The site is by appointment only. Any enquiries or requests for further information should be directed to the Selling Agents.

## DIRECTIONS

From the M90 exit the motorway at Junction 8 signposted St Andrews. Follow the A91 for 3 miles until you reach Gateside. Proceed through the village and the road to Gateside Mills is signposted on the right just before the end of the speed restrictions.

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