



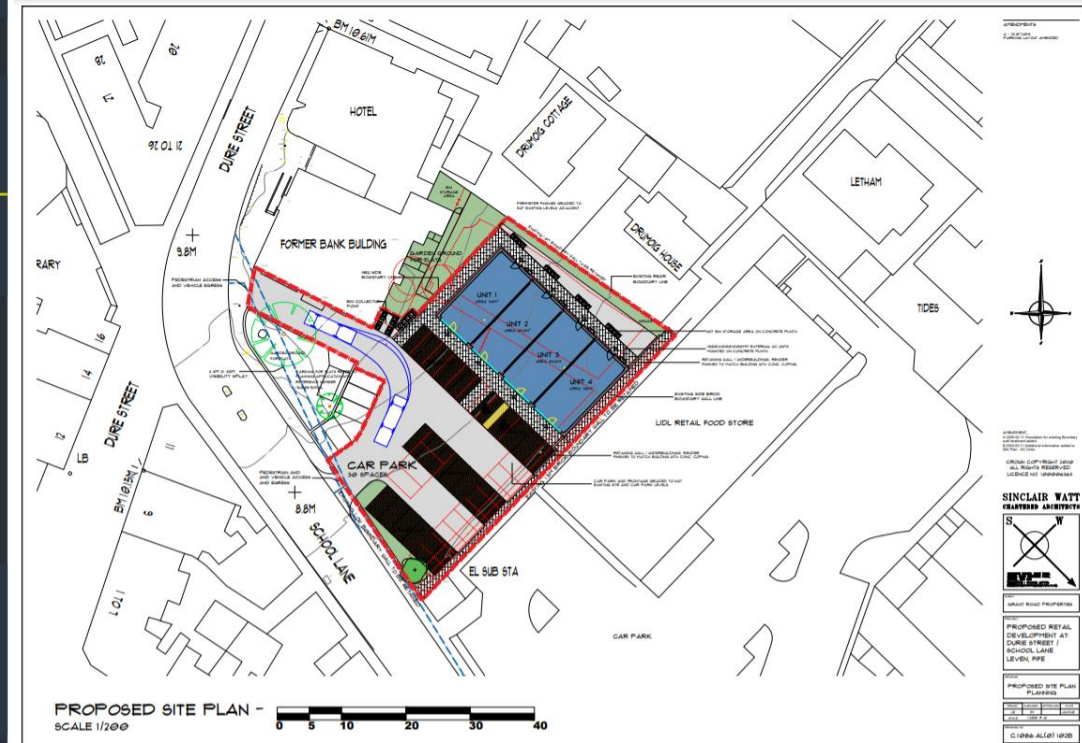
**FALCONER**  
PROPERTY CONSULTANTS

# FOR SALE

Land to the east of Durie Street  
School Lane, Leven, Fife

## DEVELOPMENT SITE FOR RETAIL UNITS

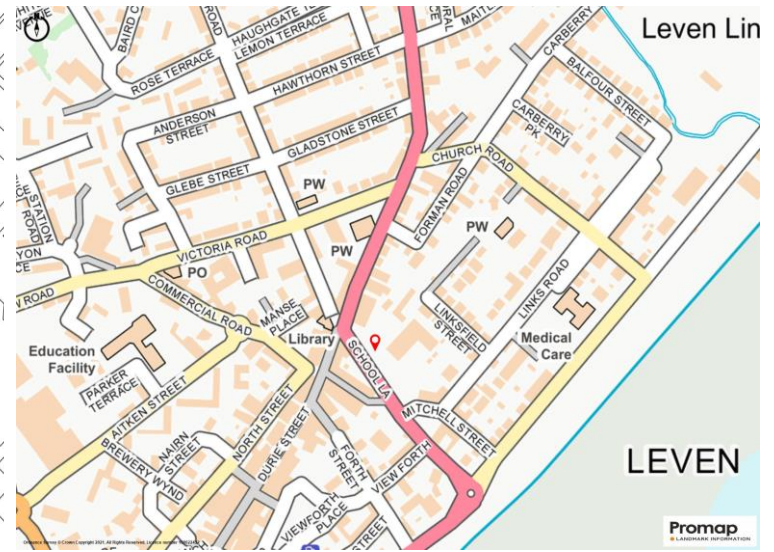
- OFFERS OVER £250,000
- FULL PLANNING FOR FOUR RETAIL UNITS WITH PARKING
- LOCATED NEXT DOOR TO LIDL
- FORMER RBS CAR PARK



## LOCATION

Leven is an expanding coastal town on the shores of the Firth of Forth and forms part of the Levenmouth area which has a resident population in the region of 25,000 persons. It is approximately 10 miles north east of Kirkcaldy. The town is the main commercial centre for the Levenmouth area which consists of a range of small towns and villages, including Buckhaven, Kennoway, Methil and Windygates.

There are good road links to the area with the A92 link road approximately 12 km. This link provides dual carriageway access to the Scottish motorway network. There is also a regular bus service to the area and surrounding centres of employment. The town of Leven provides good transport, shopping and educational facilities. Local employers include Diageo.



## DESCRIPTION

The site is situated on Durie Street next to LIDL and comprise the former car park for the Royal Bank of Scotland.

The site benefits from full planning permission for 4 new retail units and associated parking. Each unit will extend to approximately 960ft<sup>2</sup>.

## PROPOSAL

Offers over £250,000 are invited for the heritable freehold.

## EPC

N/A

## FLOOR AREAS

The site extends to approximately 0.41 acres.

## CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to let the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the lease of the property.

## VAT

All prices, premiums and rents quoted are exclusive of VAT.

## PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Fife Council Planning Department.

Full planning information on available on Fife planning portal –20/00330/FULL

## RATING

The units will require to be rated on completion.



**FALCONER**  
PROPERTY CONSULTANTS

## VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Letting Agent:

Colin Devine

MOBILE 07775863688  
PERTH 01738 230 200  
EMAIL [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)

[www.falconerproperty.co.uk](http://www.falconerproperty.co.uk)

Falconer Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars and plan are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property: (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Published November 2021.