

# Seamills, Haugh Road, Burntisland, Fife, KY3 0DA



## DEVELOPMENT LAND FOR SALE

with previous planning for 80 bed Care Home & Care Facilities  
Proposed for LDP inclusion for c.100 homes

c.5 acres

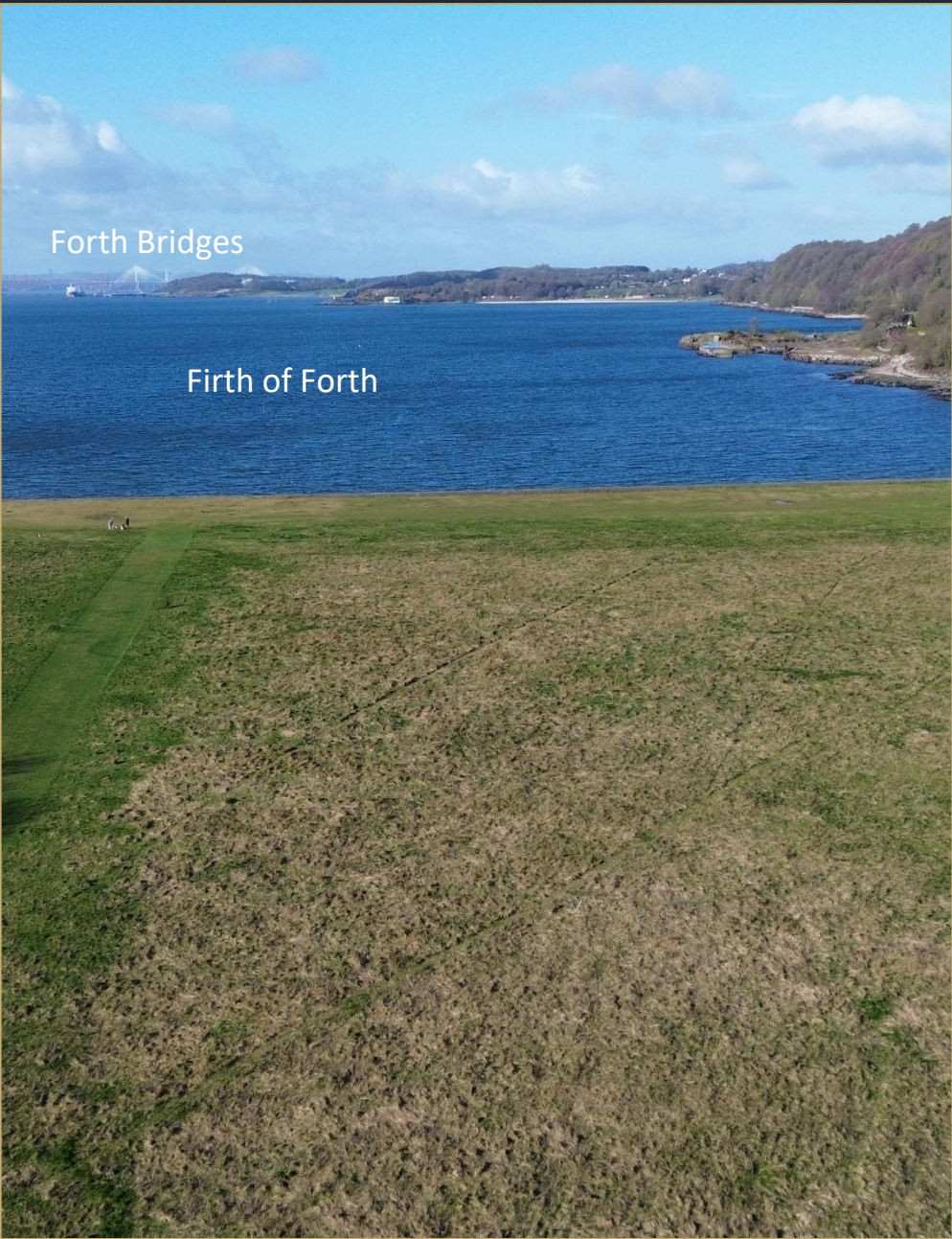
potential to combine with  
adjacent land for c.100  
homes

**SMART**&CO.  
surveyors & property consultants

## EXECUTIVE SUMMARY

- ✓ Greenfield site of c.5 acres, Within Settlement Boundary, Previous Planning Permission for 80 Bed Care Home + Associated Care Facilities.
- ✓ Potential To Combine With Adjacent Site To Form Larger Development Site.
- ✓ Scope For Residential Development (c. 100 Units).
- ✓ Popular Fife Town, Easily Commutable From Edinburgh.
- ✓ Stunning Southerly Open Outlook Over The Firth of Forth.





Forth Bridges

Firth of Forth



Indicative Boundaries



Indicative Boundaries

## Situation & Description

The site is located within the settlement boundary at the west side of the Fife coastal town of Burntisland. Burntisland (pop 6,269) is an attractive and well-connected coastal town on the north shore of the Firth of Forth, combining strong local amenities with a high quality of life. The town benefits from a direct rail link to Edinburgh (35 mins) and easy access to Kirkcaldy (10 mins) and the wider Fife area. Known for its award-winning sandy beach, historic harbour and established residential character, Burntisland offers a range of everyday amenities, leisure facilities and healthcare provision, with Victoria Hospital nearby in Kirkcaldy.

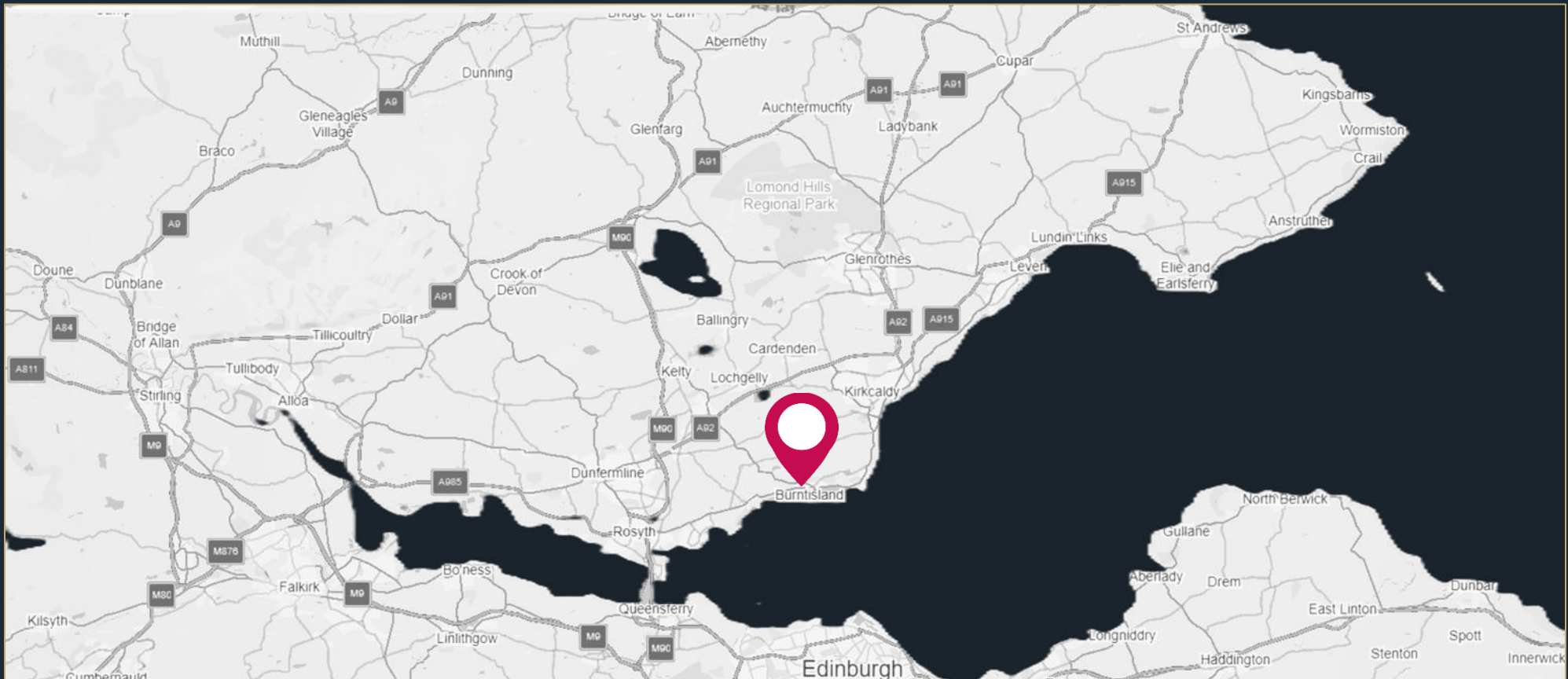
Extending to approximately 5 acres, the site is predominantly flat and regularly shaped and includes the vehicular access route from Haugh Road to the south-west boundary. The site is grassed and forms part of a larger, informal, area of recreational open space.

## Scotland – A Structurally Ageing Population

Scotland is forecast to face a significant shortfall in care capacity in coming years, reinforcing demand for new-build facilities. Recent Scottish Government guidance has lifted the policy cap, now enabling new care homes of up to c.100 beds.

Burntisland and the wider Fife area sit within a strong and growing care market, underpinned by clear demographic drivers. Fife already has a notably older population profile, with over 21.5% of residents (c.80,000 people) aged 65+. This number of older residents has increased by almost 16,000 since 2011 and projections show the 75+ population set to grow by over 25% in the next decade. Coastal communities such as Burntisland typically exhibit a higher proportion of more mature age profiles.

Against this backdrop of sustained ageing, an undersupply of modern beds, and Scottish Government policy now supporting larger, more viable formats, an 80-bed+ care home in this attractive coastal location is exceptionally well positioned to capture sustained demand, offering a compelling opportunity within a structurally undersupplied market.





#### Planning History / LDP / NPF4

The principle of development on the Site was established by the granting of planning permission in recent years:

In September 2008, Fife Council granted Outline Planning Permission (07/04084/COPP) for an 80 bed residential care home & associated care facilities on the Site. Plans accompanying the application referred to associated uses such as Dental Facilities and a Creche.

In March 2012 the timeframes for this application were extended.

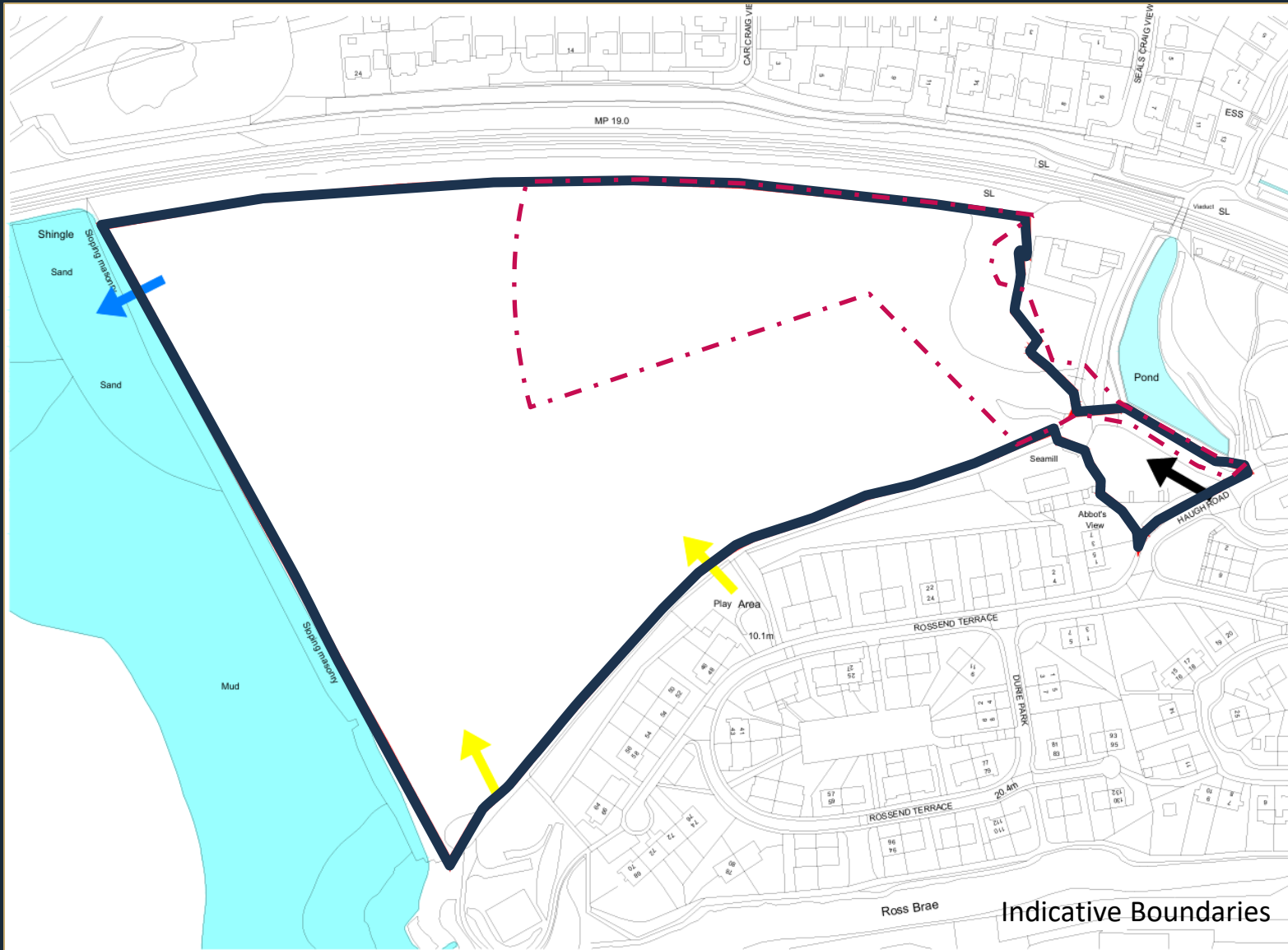
In June 2014, Fife Council agreed the proposal of Application Notice (14/02015/PAN) for residential development of approx. 100 homes on the wider land area including the Site.

Representations have now been lodged for inclusion in the forthcoming Local Development Plan review. The submissions support an allocation of circa 100 new private and affordable homes along with open space and recreational areas and infrastructure

In the context of the current confirmed housing emergency in Fife, the Site (including the wider land area) is considered to be highly consistent with the criteria set out in NPF4.

Copies of the submission documents can be made available to seriously interested parties.

Interested parties may direct any questions re the planning history / current submissions to the selling agents in the first instance.



### Ownership

The wider area referred to above, is identified outlined in blue on the plan shown here.

The subject Site is indicated with a red dashed outline.

The additional area is separately owned by Fife Council and may be available by separate negotiation.

### Sale Price & VAT

Offers are invited for the Heritable (freehold) interest in the Site. A closing date may, or may not be set. Interested parties are advised to express their interest. The Seller is not obliged to accept the highest, or indeed any, offer.

VAT will be charged on the sale price.

### Legal Costs

Each party will be responsible for their own legal costs with the purchaser being responsible for LBTT and registration dues.

### Offers

Conditional offers will be considered on their merits.

### SATNAV

Postcode is KY3 0DA What 3 Words: /// **excellent.dented.kipper**

### Viewings / Further Information

All enquiries to the sole selling agents:

**Doug Smart** 07850 517 323

[doug@smartandco.co.uk](mailto:doug@smartandco.co.uk)

**Graeme Duncan** 07954 815 365

[graeme@smartandco.co.uk](mailto:graeme@smartandco.co.uk)

Indicative Boundaries



## SUMMARY

Opportunity : To Purchase Development Land with Sea Views in Desirable, Accessible Location

Planning : Lapsed Permission for 80 Bed Care Home / PAN for Residential Development

Availability : Immediately

Price : Offers Invited

Legals : Each Party To Pay Their Own Costs

Viewings : By Arrangement With The Agents

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