

Comrie Colliery, Fife
Land & Development Opportunity



The Site Overview

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Comrie Colliery presents an excellent opportunity to purchase a mixed use development site with planning permission in principle to the west of Dunfermline in Fife.

Location

The site is located approximately 5 miles to the west of the city of Dunfermline, Fife.

To the south of the site lies the town of Blairhall, with the villages of Comrie, Oakley, and Saline also nearby.

The site has good links to Edinburgh and Glasgow with the A907 linking the site to the M90 to the east towards Edinburgh, and to Kincardine Bridge to the west towards Glasgow.

Description

The Site extends to approximately 180 hectares of land forming former partly restored mine working, open cast workings and areas of grassland and woodland with a principle access from the A907, and a secondary access from Saline Road.

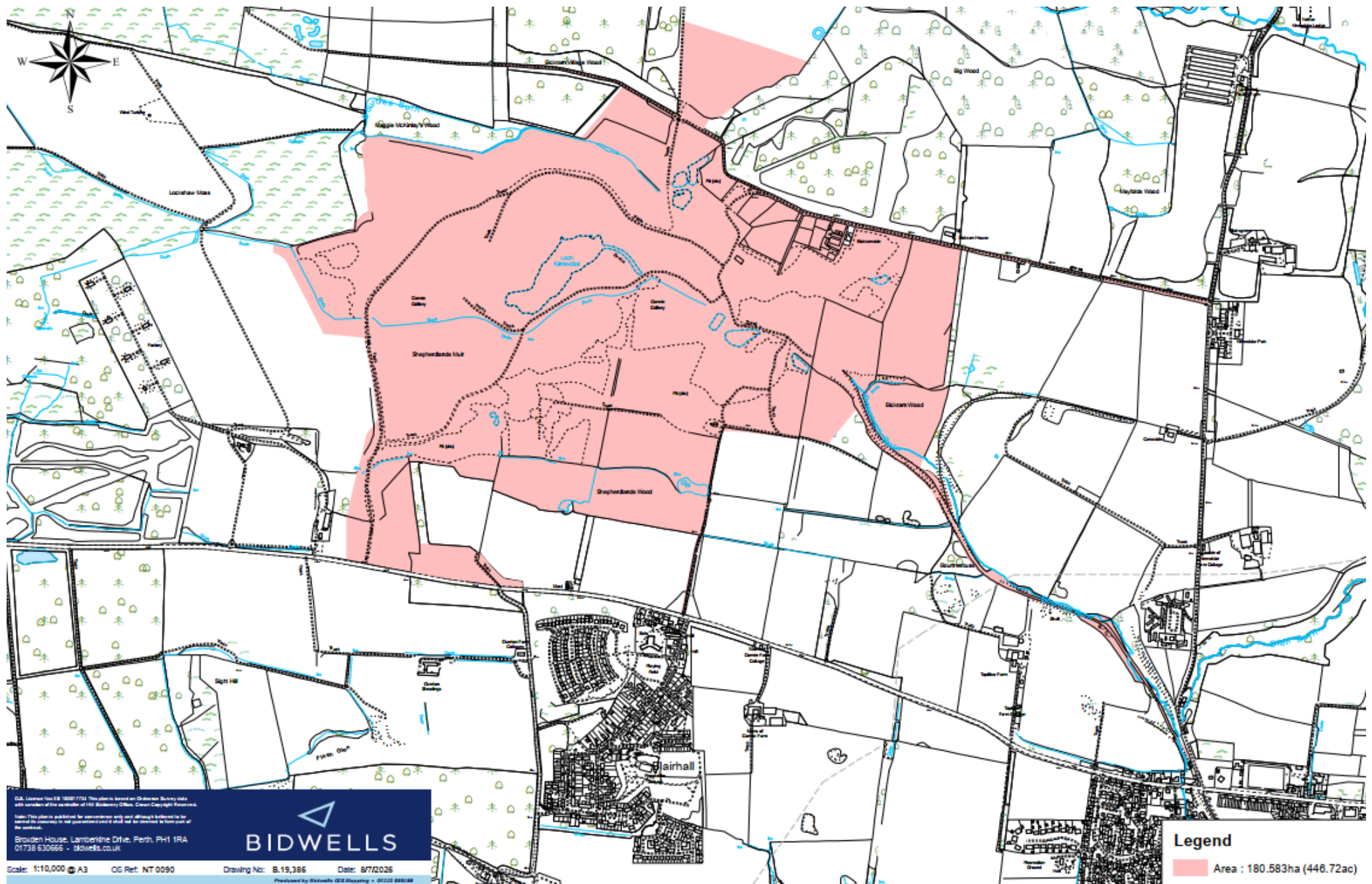
The site has planning permission in principle for a mixed use development, which includes housing, retirement housing, leisure, a hotel, solar, industrial and buiness space, garden centre, and a golf course. Planning ref. 23/02886/EIA

The site also benefits from 2 historic mine shafts that have the facility to deliver 2,200 megawatts of heating energy either for power generation or a district heating system.





Location Plan



Sale Plan - A high definition plan is available in the dataroom

Planning Overview

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The site benefits from a planning in principle consent (Planning Ref: 23/02886/EIA) for the following:

- 185 houses
- 138 market houses
- 47 affordable homes
- 320 retirement house units
- 420 leisure lodge units
- a 160 bed hotel
- 40 hectares of solar
- 500 square metres of industrial and business use
- a garden centre and leisure site of 100 square meters on 9.11 hectares
- a 9 hole golf course





Indicative Masterplan - High Resolution PDF can be found in the Dataroom Upon Request. The masterplan area varies slightly from the sale area. Please consult the sale plan.

Geothermal

Geothermal Energy

The site also benefits from 2 historic mine shafts that have the facility to deliver 2200 megawatt of heating energy either for power generation or a district heating system (pictured right).

We understand the site has been decontaminated from any historic uses.

There are areas that requires restoration and landscaping and substantial areas of over burden that requires further engineering and landscaping.

There is a comprehensive dataroom for the site and access can be granted upon request to credible parties.



Additional information

Information Pack

An information pack is available on request. Interested parties will be deemed to have submitted proposals in the full knowledge of all documents within the information pack.

Offers

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

Viewings

Viewing is strictly by appointment. Please contact Dan Sayer on 07386 969264, if you would like to register your interest to arrange a viewing.

Parties should take due care for their own personal safety when inspecting the Site.

Warranties

There are no warranties or guarantees included with this sale.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

Closing Date

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided and consequently the property may be sold without prior notice.

For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

Tenure

Absolute Ownership Interest (Freehold)

Title

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.



Additional information

Financial Guarantee / Anti-Money Laundering Regulations

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

Selling Agent

Bidwells

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Above: Looking east across an area for housing (Numbered 11 on the Indicative Masterplan)

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