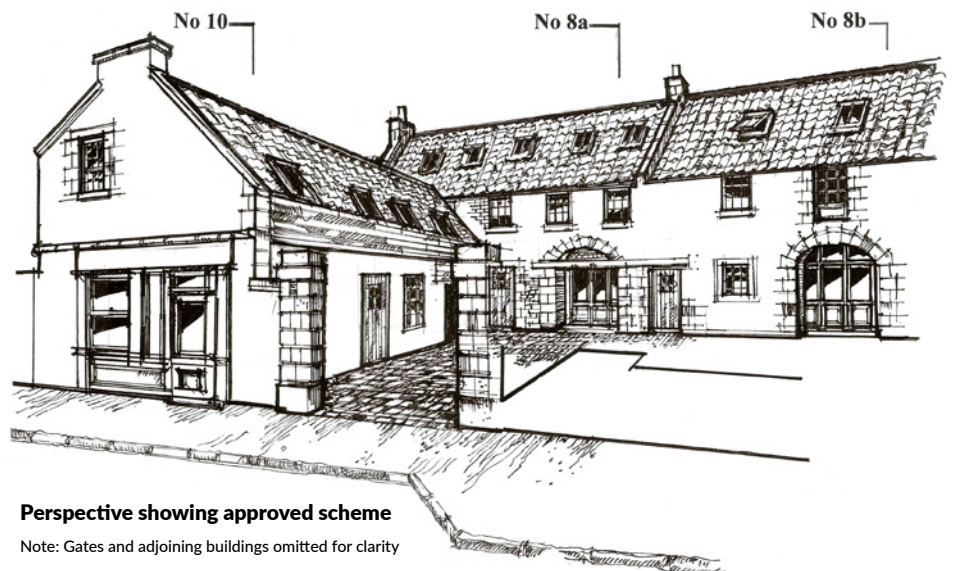


8-10 High Street

KINGHORN, BURNTISLAND, FIFE, KY3 9UE



Unique development opportunity for four dwellings with full planning permission



01592 800 695



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This substantial development site in the ever-popular town of Kinghorn on the Fife coast, sitting to the west of the high street, on the edge of Kinghorn town centre, extends to a large courtyard to the front and side of the property.

THE SITE



The entirety of the building is currently under one Title. Full planning permission for the development of four residential properties. Other conversions (eg one large house) may be possible subject of course to a further planning application.

The planning application documents can be accessed on the Planning Portal of Fife Council.

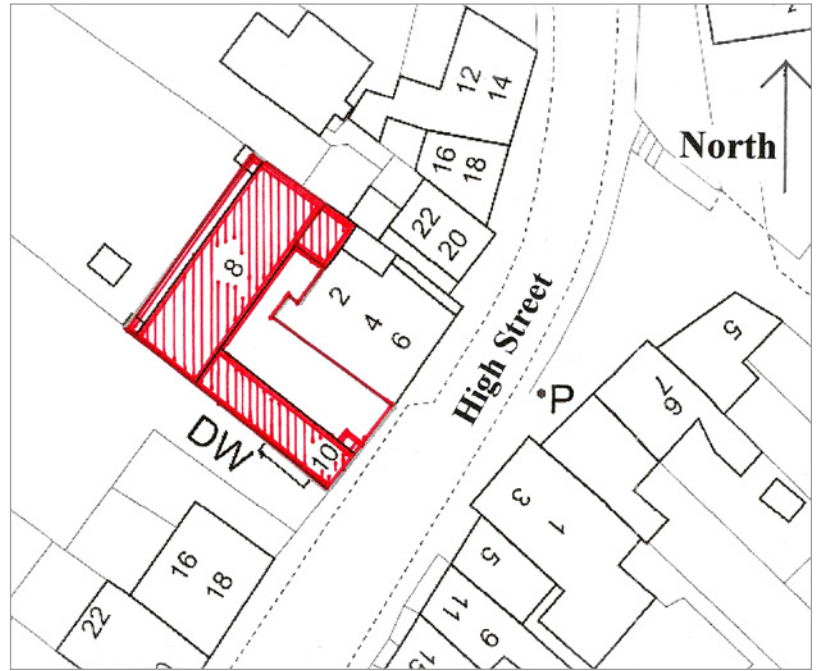
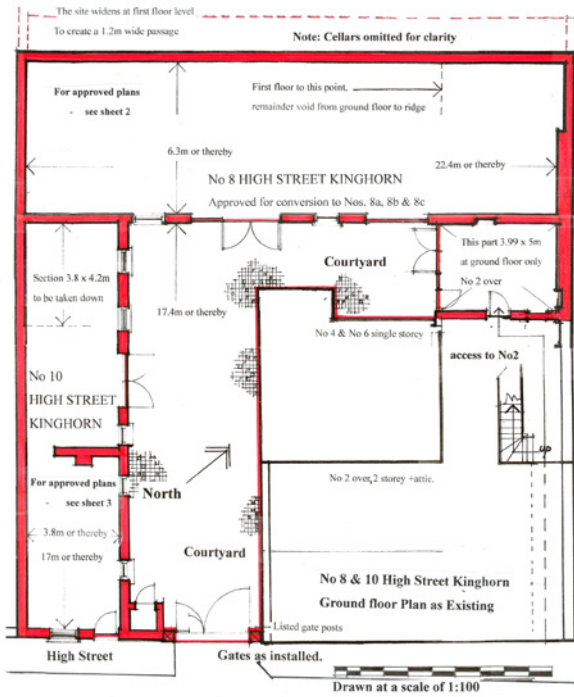




Access to the site is via the High Street into the private gated courtyard. This is a unique opportunity to create a secluded community of four dwellings in the ever popular seaside resort of Kinghorn.



EXISTING PLANS & ELEVATIONS



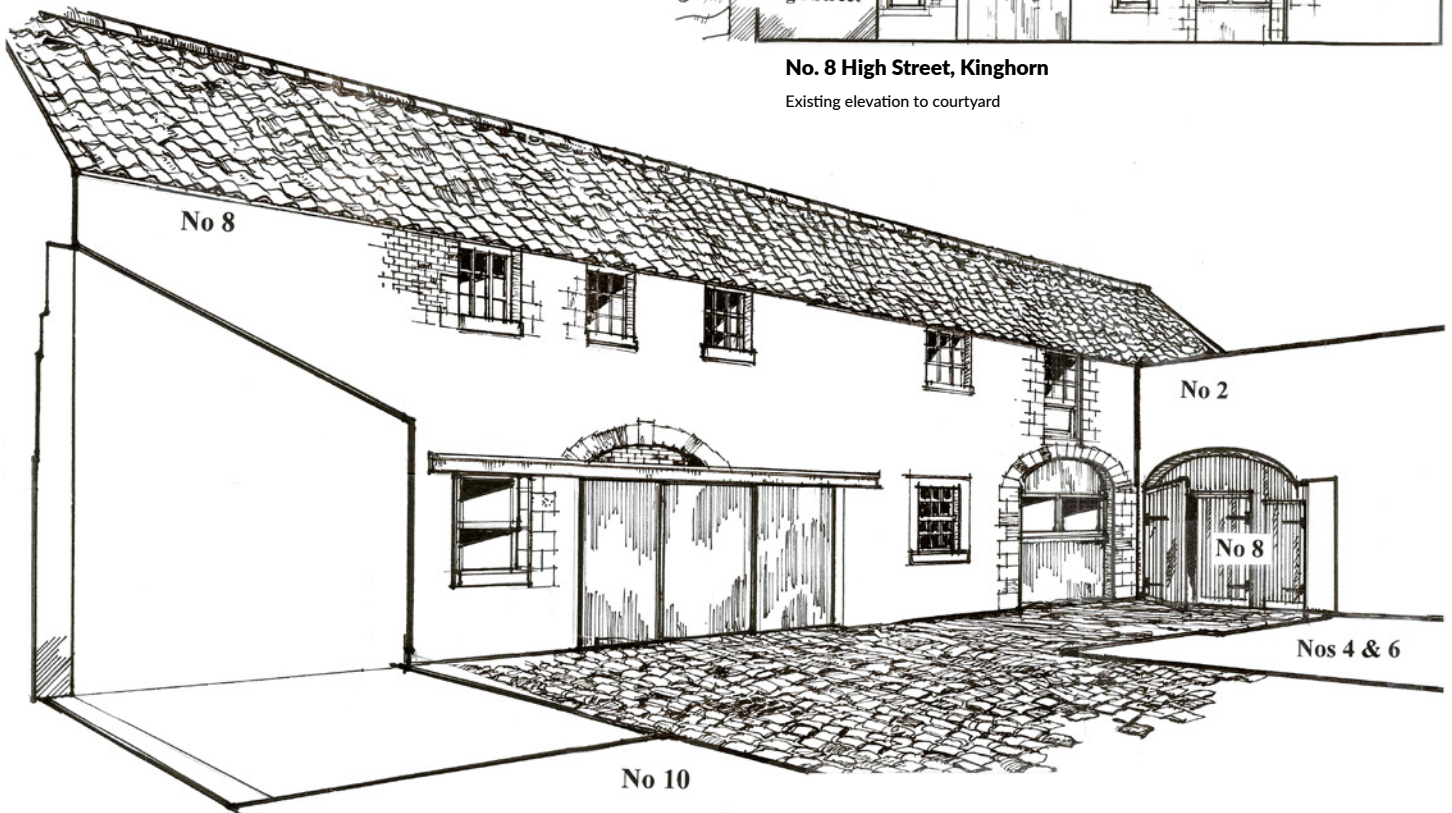
Planning approvals: No 8 & 10 High Street.

- No 8: Erect steel gates on listed piers - Ref 22/00462/LBC
- No 10: Conversion to dwelling house - Ref 22/00478/FULL
- No 10: Conservation consent - Ref 22/00477/CAC
- No 8: Conversion to 2 dwellings (a&b) - Ref 22/00940/FULL
- No 8: Conversion to dwelling (c) - Ref 23/00352/FULL

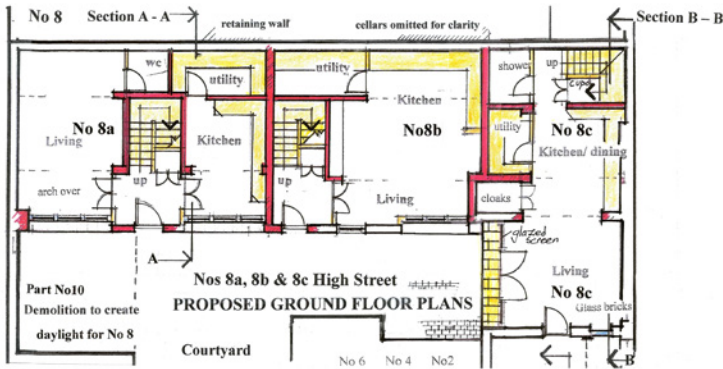


No. 8 High Street, Kinghorn

Existing elevation to courtyard

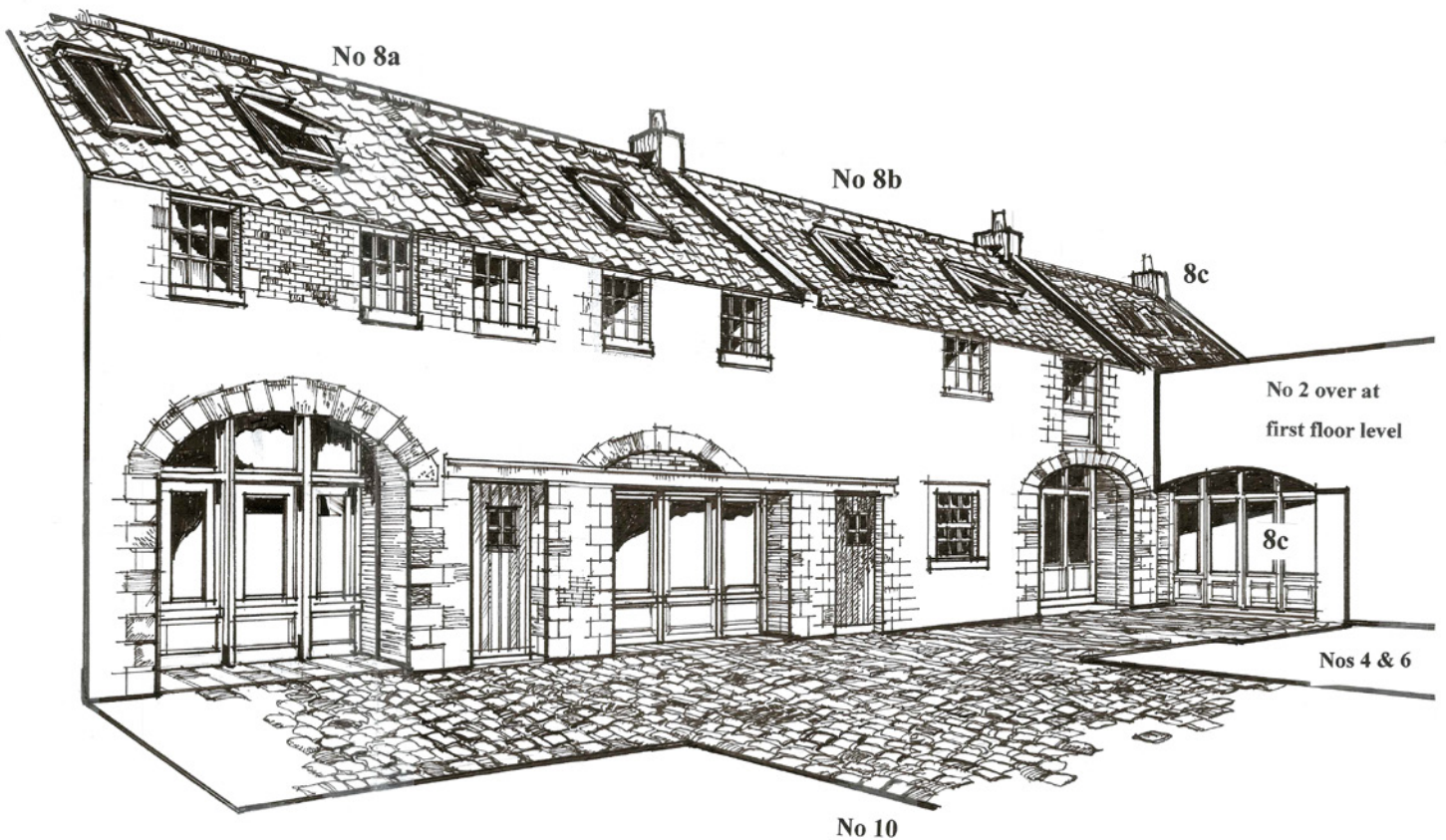
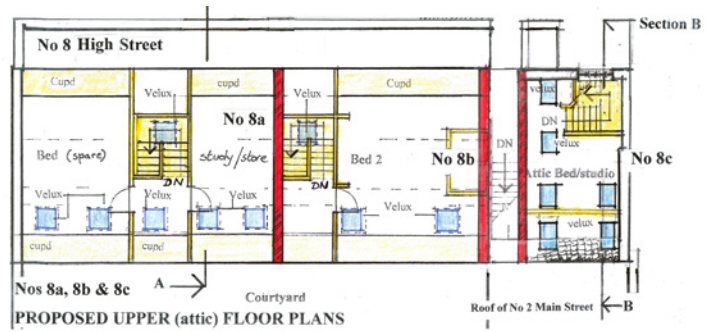
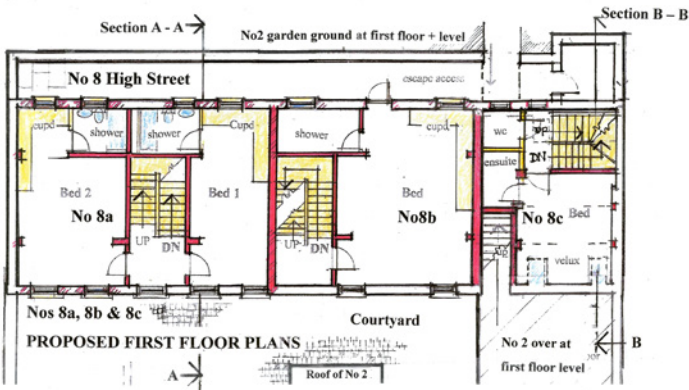


PROPOSED PLANS & ELEVATIONS - 8

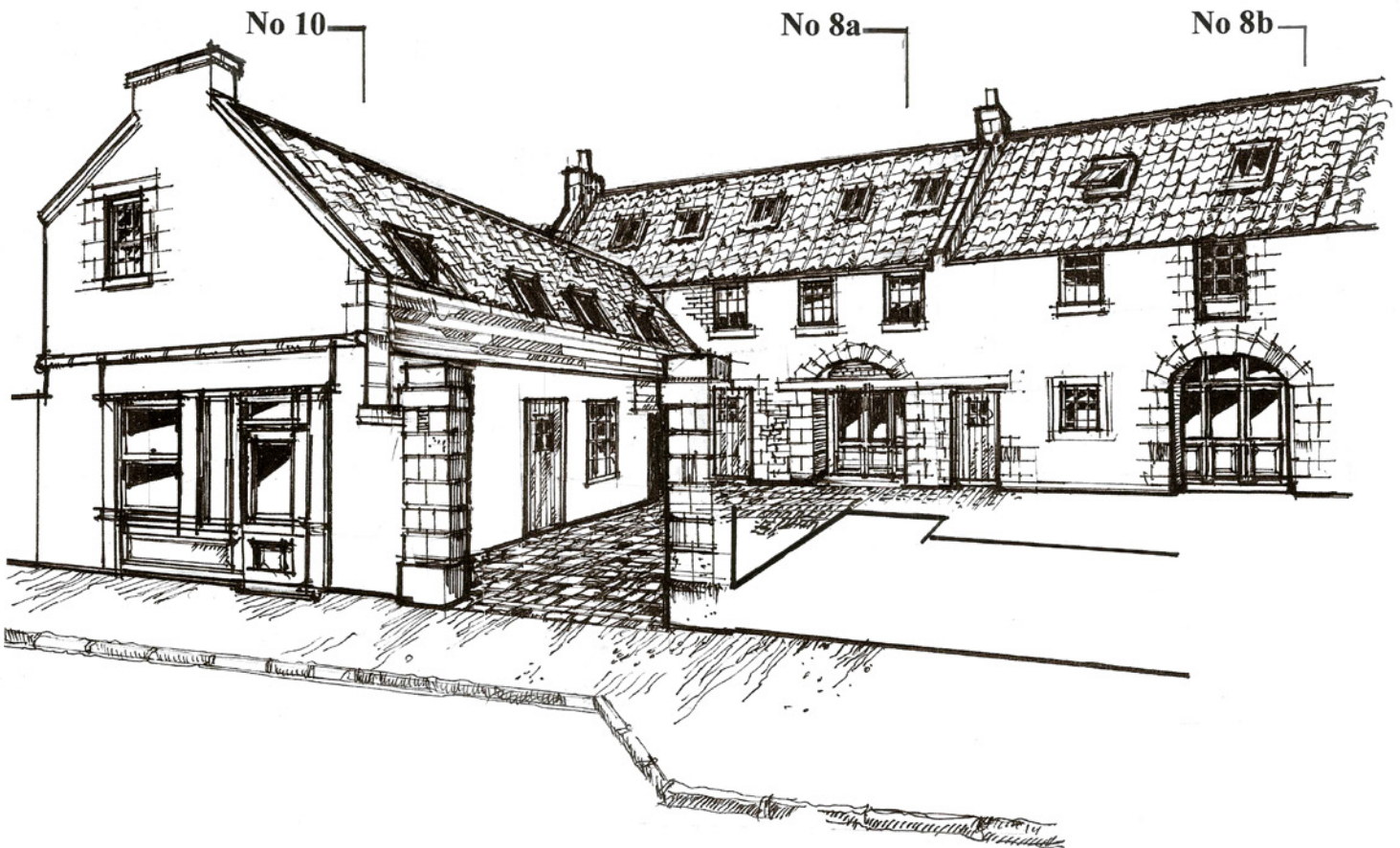
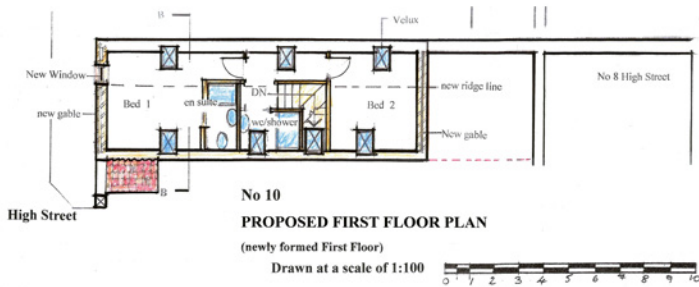
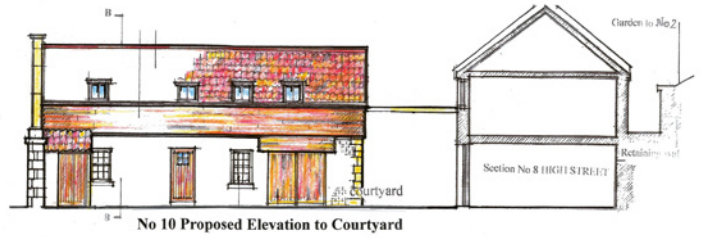


No 8 High Street Kinghorn:
Proposed Elevation to courtyard.

NB: No 8c has no elevation on this face.



PROPOSED PLANS & ELEVATIONS - 10



THE LOCATION

Kinghorn is a delightful coastal town to the east of the Forth bridges upon the shores of the Firth of Forth. Within the town, which oozes charm and character, there is a selection of shopping for everyday requirements and a local primary school of good repute. The majority of secondary school pupils attend Balwearie High School in nearby Kirkcaldy.





Kinghorn is known for its sandy Blue Flag beach, and its traditional summer fair and Highland games day held in Burntisland. There is also access to the Fife coastal paths and the Kinghorn golf course (pictured right). Close to the property, there is a station in Kinghorn only a few minutes walk away. To the north of the Town, a hill called The Binn is a landmark of the Fife coastline. There are regular bus services and Kinghorn railway station serves the town and provides direct links with, amongst other stops, Kirkcaldy to the north and Edinburgh to the south.



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