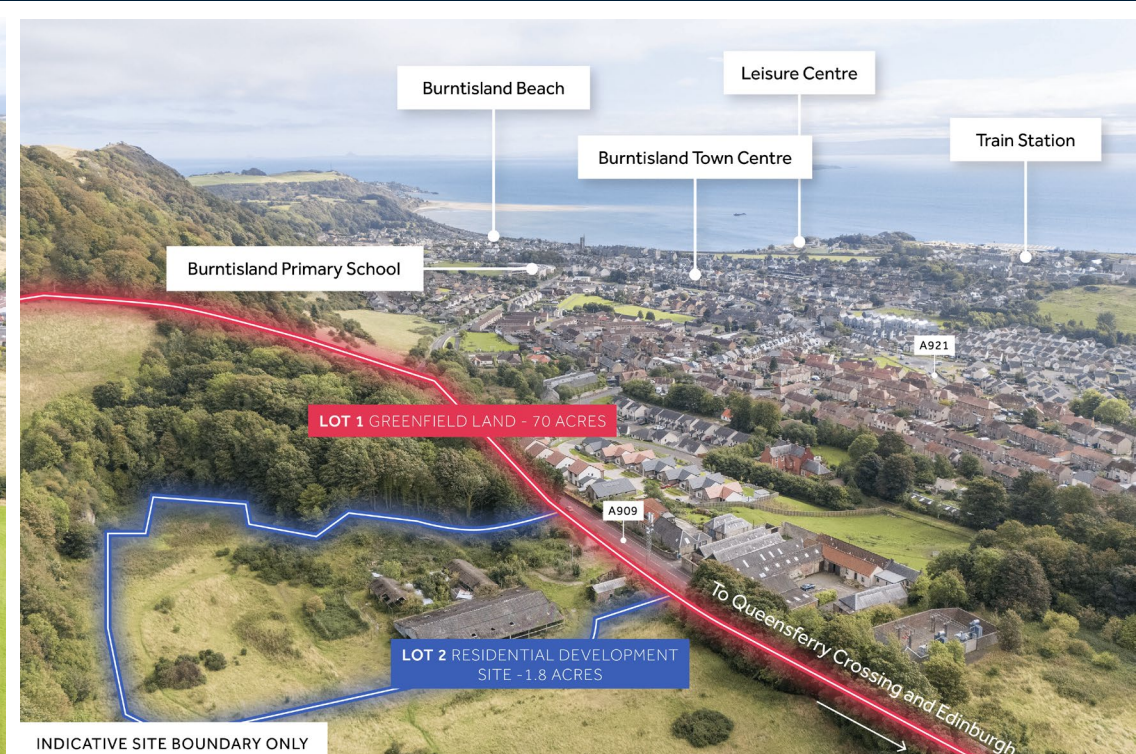


FOR SALE

RESIDENTIAL / LEISURE DEVELOPMENT OPPORTUNITY IN SCENIC COASTAL TOWN



**Development Land,
Grange Farm,
Burntisland,
KY3 0AB**

- Located in the popular Fife coastal town of Burntisland
- Site totalling to circa 70 acres (28.3 hectares)
- Elevated position boasting stunning views of the Firth of Forth
- Lot 1 - Greenfield land with lapsed planning permission for leisure use
- Inviting offers
- Lot 2 - Has planning permission in principle for 8 residential dwellings (Ref: 24/00732/PPP)
- Inviting offers

LOCATION

Situated on the northern shore of the Firth of Forth in Fife, Burntisland is an attractive coastal town that combines historic character, strong transport connections and an exceptional quality of life. The town enjoys a prominent waterfront setting with panoramic views across the Forth towards Edinburgh, making it an ideal location for either a commuter-led residential development or a tourism-oriented caravan/holiday park (subject to planning).

More specifically, the site is located on the southern slopes of Silverbarton Hill facing south with exceptional view over the Firth of Forth. It's prominently located on the A909 and is within reasonable walking distance of the railway station and town centre.



CONNECTIVITY

Burntisland railway station offers direct ScotRail services into Edinburgh.

The town is served principally by the A921, which follows the south Fife coastline. Westbound, it connects through Aberdour and Inverkeithing to the M90, Queensferry Crossing and Edinburgh. Eastbound, it connects through Kinghorn to Kirkcaldy, where wider employment, retail and public services are available.

Connections through the M90 provide access to Dunfermline, Perth and the central Scotland motorway network.

TRAVEL TIMES



Edinburgh City Centre: 35 – 45 minutes
Edinburgh Gateway: 23-30 minutes



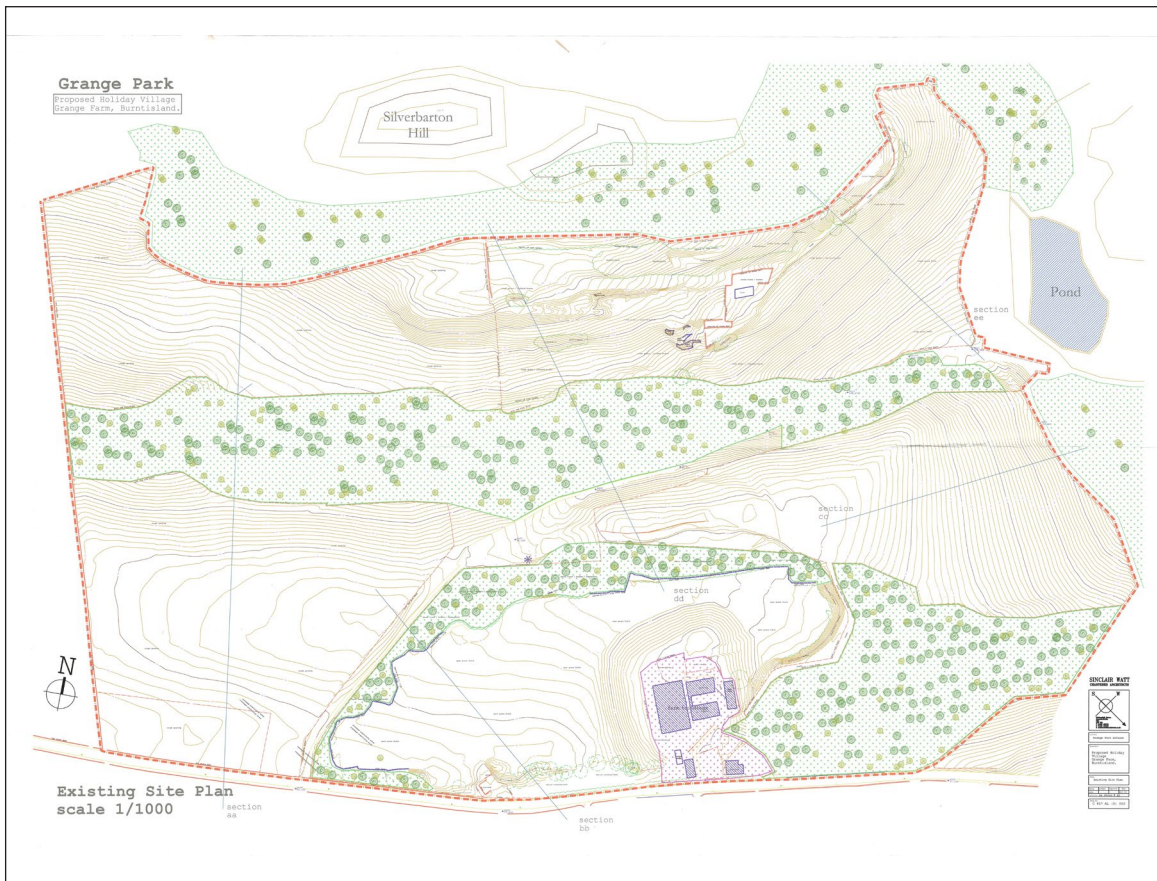
Edinburgh: 45 minutes
Kirkcaldy: 20 minutes
Dunfermline: 30 minutes
Edinburgh Airport: 35 minutes

DESCRIPTION

The Grange Farm site extends to circa 70 acres (28.3 hectares) and comprises mainly greenfield land, combining a mixture of woodland and grassland.

The site is accessed from the A909 in relatively close proximity to Burntisland town centre.

Lot 2 is the only part of the site which has planning permission. It extends to circa 1.8 acres (0.74 hectares) and benefits from planning permission in principle for 8 residential dwellings.



PLANNING HISTORY

According to the Fife Local Development Plan (Adopted) September 2017 the site is not zoned for anything.

In 2004 planning permission was granted for the formation of a holiday village, which included over 400 holiday dwellings (a mixture of caravan sites, static caravans and lodges). This planning lapsed in 2007. A copy of the approval letter and plans are available upon request.

Lot 2—In September 2025 planning permission in principle was granted for the erection of 8 residential dwellings, as well as a formation of access to the site. (Ref: 24/00732/PPP).

Any interested party would need to make their own planning related enquiries with the Fife City Council Planning Department.

PRICE

Inviting offers.

Unconditional offers subject to title and contract are sought and will be preferred by the vendor.

We would recommend that interested parties formally note their interest with the selling agents to be kept advised of any closing dates.

LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser(s) will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.



To arrange a viewing please contact:



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Director

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LINDA FORD

Property Agent

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IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: September 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.