

Ryden

FOR SALE

RESIDENTIAL DEVELOPMENT
AREA

1.5 HECTARES (3.7 ACRES)

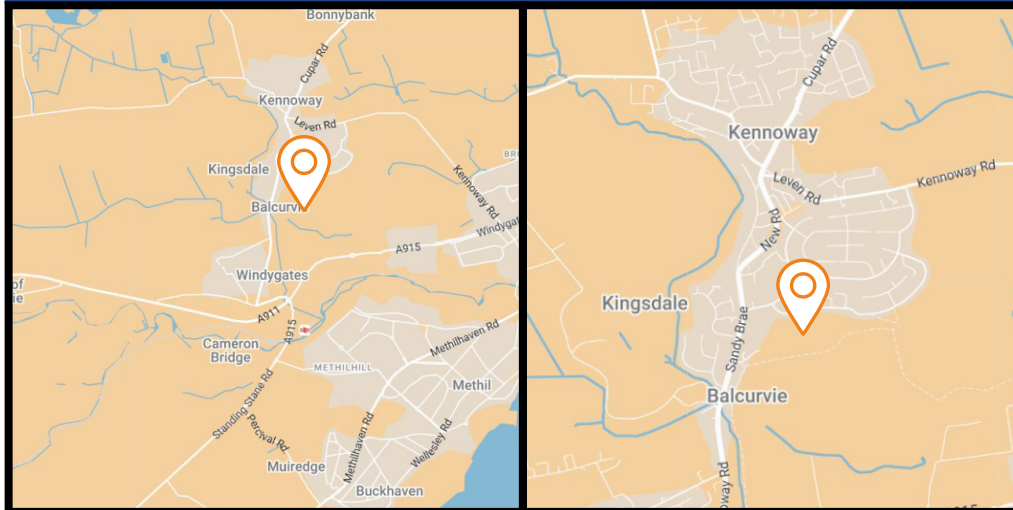
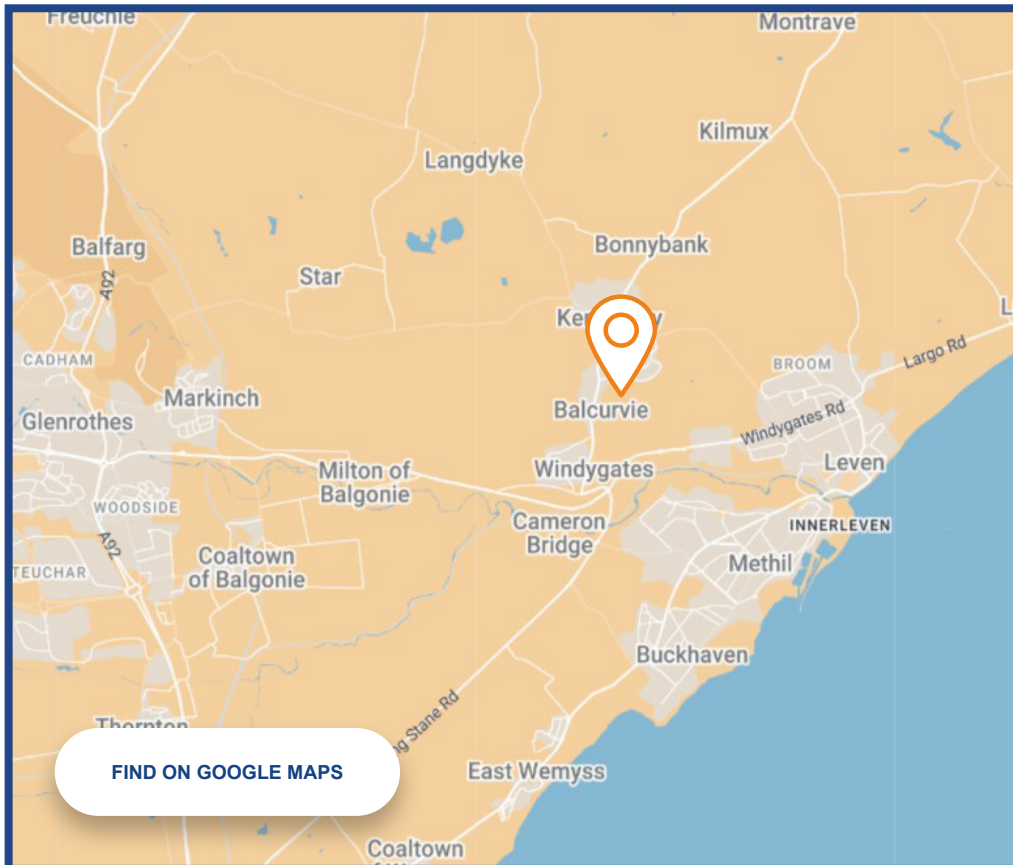


OLD STATION ROAD
KENNOWAY
FIFE
KY8 5TP

1.5HA RESIDENTIAL
DEVELOPMENT
OPPORTUNITY SITE

AERIAL FOOTAGE

FIND OUT MORE AT [RYDEN.CO.UK](https://ryden.co.uk)



LOCATION

Located near the Firth of Forth between Glenrothes and Leven, Kennoway is a historic village in Fife, Scotland, home to around 4,600 residents. Originally a stage-coach and weaving settlement on the route to St Andrews, its old-town heart is now a designated conservation area featuring an 1850 church that holds Scotland's oldest surviving Communion Cup (1671). The village is notably defined by Kennoway Den, a scenic 48-acre wooded valley featuring sandstone cliffs, wild garlic, John Knox's Cave, a 300-year-old footbridge, and a burn that once powered local mills. Nearby lies the Pictish motte site, Maiden Castle. Today, Kennoway functions largely as a residential community equipped with a primary school, local shops, and recreational amenities, supported by light industry at Sandy Brae.

The nearby Cameron Bridge railway station is situated just a short drive from the town centre and is accessible along the local footpath network. This new station provides direct train services to Kirkcaldy which provides quick links to the north and there are also trains to Edinburgh Waverley every 30 minutes, with a journey time of an hour, connecting the town to the capital which has links to all over the country.

By road, the area is highly accessible and the estimated drive times from Kennoway are detailed below:

	DRIVE TIMES (MINUTES)
LEVEN	7
GLENROTHES	15
DUNDEE	40
EDINBURGH	55

DESCRIPTION

Land extending to approximately 1.5Ha held within different ownerships. The land is accessed from Old Station Road to the north which is an unadopted road which will require to be upgraded to accommodate future residential development use. Old Station Road connects onto Sandybrae which is an adopted road. What appears to be an unadopted lane is located to the southern end of the site which may be capable of providing pedestrian access linking into a path which runs north to south and crosses the land for sale. In addition there may be existing drainage utilities running through the site near to the existing footpath. At the southern boundary there is a medium pressure gas main. There are a few derelict structures at the northern end of the site and the topography is undulating. Any future development will need to account for any existing drainage infrastructure and the existing core path running through the site which will require to be upgraded from 1.5m to 3m in width as part of the active travel route between Leven and Kennoway. The core path / active travel route can be repositioned within the site to better suit a proposed development layout.



PLANNING

The land is allocated in the current LDP as a housing opportunity site (Ref No: KEN005). Further information will be available by contacting Fife Council planning service at Development.Central@fife.gov.uk.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the purchaser being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

ACCOMMODATION

The land extends to approximately 1.5 hectares (3.7 acres).

ENTRY

Upon agreement.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction.



KENNOWAY PRIMARY SCHOOL

OLD STATION ROAD | KENNOWAY | FIFE | KY8 5TP



COTLANDS PARK

[RYDEN.CO.UK](https://www.ryden.co.uk)

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**RESIDENTIAL
DEVELOPMENT
LAND
1.5 HECTARES**



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ROAD
KENNOWAY
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GET IN TOUCH

Please get in touch with our selling agent for more details.

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Ryden

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