

FOR SALE

WORKSHOP / OFFICE WITH YARD

SUITABLE FOR A VARIETY OF
COMMERCIAL USES

POTENTIAL DEVELOPMENT
OPPORTUNITY

GIA: 716.79 SQ M
(7,715 SQ FT)

SITE EXTENDING TO
8.9 ACRES OR THEREBY

OFFERS OVER £300,000



WHAT 3 WORDS



WHINPARK QUARRY, QUARRY ROAD, NEWBURGH, KY14 6DG

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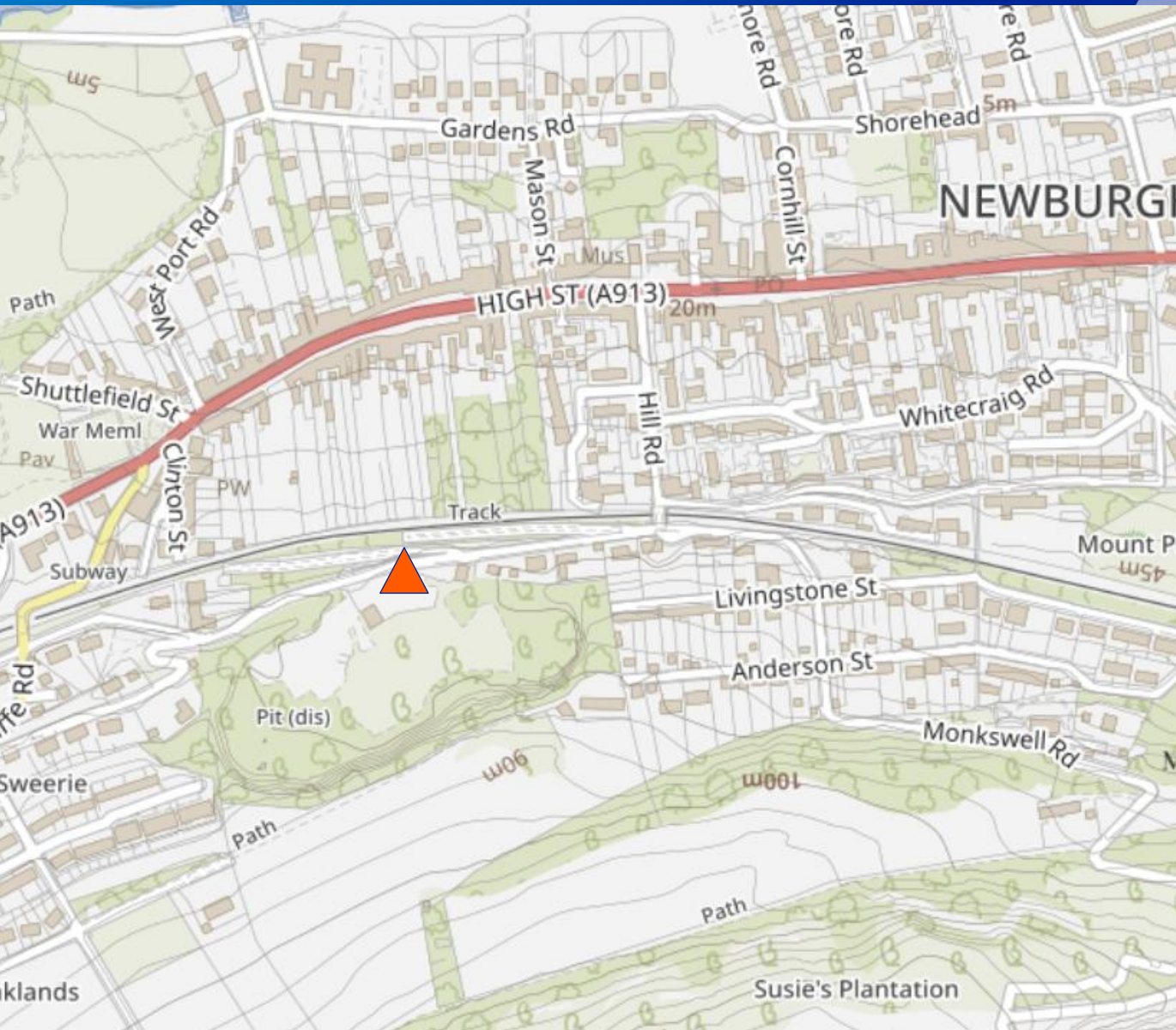
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Location

WHINPARK QUARRY, QUARRY ROAD, NEWBURGH



LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire.

Fife has the third largest Local Authority area by population with a resident population of just under 360,000.

Newburgh is a small town in Fife located on the Firth of Tay, with a population more than 2,000 persons, located approximately 10 miles southeast of Perth.

The subjects occupy an elevated position in a residential area a short distance from Newburgh town centre



FIND ON GOOGLE MAPS



Description

WHINPARK QUARRY, QUARRY ROAD, NEWBURGH



DESCRIPTION

The subjects comprise a former and now disused quarry with contractors' yard, office and workshop.

The office is positioned at the entrance to the site and comprises a detached single storey building of brick/block construction with pitched concrete tiled roof over.

The subjects also comprise a detached workshop of steel frame construction clad externally with profile metal sheeting with pitched profile metal sheet roof over and an adjoining concrete block extension with W.C.

There is a large yard area to the front of the quarry which is bound by steel post and mesh fencing and accessed via a steel security gate. The site is understood to extend to approximately 3.6 Hectares (8.9 Acres)

There is a tarmac forecourt parking area to the front of the office.

ACCOMMODATION

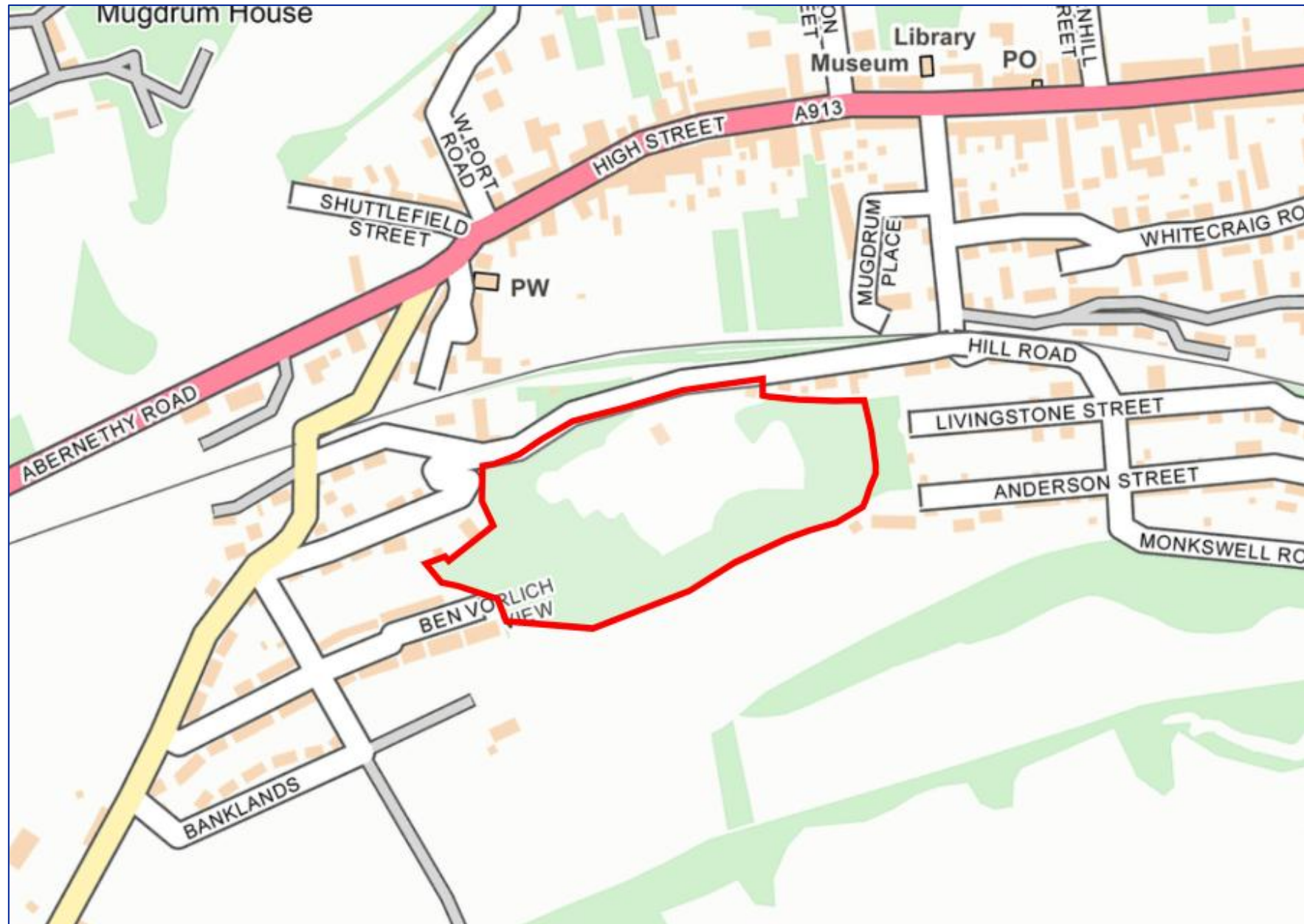
	m ²	ft ²
Office	96.9	1,043
Workshop	117.81	1,268
Total	214.71	2,311

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Site Plan

WHINPARK QUARRY, QUARRY ROAD, NEWBURGH



INDICATIVE ONLY



PRICE

Our client is inviting offers in excess of £300,000 for their heritable interest.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £10,300.

The unified business rate for 2026/2027 is 48.1p.

ENERGY PERFORMANCE CERTIFICATE

Awaiting further details.

PLANNING

Any interested parties should make their own enquiries to the Fife Council Planning Department.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT (if applicable).

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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