For Lease

Sand Quarry Opportunity
Kirkton Wood, Near Tayport, Fife

In all around 25.1 hectares (62 acres)
Tayport: 1.8 miles, Dundee: 4.3 miles

- Commercial Woodland with planning permission for over 3 million tonnes of sand extraction
- Extraction subject to road purchase and improvement works
Location
The property is located in northern Fife directly south of Tayport. Access to the property will be via the B945. The surrounding land use is predominantly agriculture however other nearby uses include golf courses, woodland and MOD (formerly RAF) Leuchars.

Description
The property comprises a commercial woodland bounded by agricultural land to the west and south, by the Morton Burn to the north and the B945 to the east. Third party geological assessment confirms that there is potentially in excess of 3.0 million tonnes of sand at the property and that the sand is suitable primarily for use as an asphalt, building and mortar sand. There is minimal gravel present.

Planning
The property benefits from planning permission (reference 12/00314/EIA) for the extraction and processing of sand and the reinstatement of the land to woodland and loch.

The planning permission is subject to 51 conditions covering both pre-commencement and operational matters and expires in February 2016. The most significant of these matters is the requirement to undertake improvement works to the St Michaels B945/A914 road junction prior to any quarrying development taking place. In addition to the cost of undertaking the road junction works, an area of land would need to be purchased from the nearby landowner.

It is unlikely that these conditions could be met by the planning permission expiry date therefore a new (although substantially unchanged) mineral planning application may be required.

Lease Terms
The property is available to let on a long lease.

Rent
Further details are available from the sole letting agents.

Viewing
Only through direct appointment with Savills.

Boundaries, Plans, Areas, Schedules and Disputes
The boundaries are based on the Ordnance Survey and are for reference only. The Purchaser(s) will be deemed to have full knowledge of the boundaries and any error or mistake shall not null the sale or entitle any party to compensation in respect thereof. Should any dispute arise as to boundaries or any points on the general remarks, stipulations, particulars, schedules, plan or the interpretation of any of them, questions should be referred to the selling agent who’s decision acting as expert shall be final.

Important Notice
Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 15/06/25 JB.

Alan Hamilton
Minerals & Waste Management
+ 44 (0) 1245 293 246
ahamilton@savills.com

James Bryant
Minerals & Waste Management
+ 44 (0) 1245 293 247
jbryant@savills.com

VAT
Should the letting of the property or any rights attached to it to be deemed a chargeable supply for the purposes of VAT, then as such tax shall be payable by the Purchaser(s) in addition to any monies to be paid during the course of the sale.

Local Authority
Fife Council, Fife House, North Street, Glenrothes, Fife, KY7 5LT