



500 Acres of land for sale in Dunfermline Fife Scotland UK



Agent Info

Name: Niall Madden
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 Experience since: 2002
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Listing details

Property for: Sale
 Price: USD 92,381,576.43

Location

Country: United Kingdom
 State/Region/Province: Scotland
 City: Blairhall
 Address: Bickramside
 Posted: Aug 05, 2025

Description:
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Esales Property ID: es5554722

Dunfermline

Fife Scotland

Price 70 Million UK Pounds

An unparalleled investment opportunity has emerged in the historic and picturesque 'Kingdom of Fife,' Scotland: a sprawling 500-acre land parcel boasting full 'pre-City planning' status and an invaluable 30-year green energy licence attached. This isn't merely land; it's a strategically positioned canvas for visionary development, offering a unique blend of scale, established planning potential, and long-term renewable energy income. Such a combination is exceptionally rare, positioning this Fife acreage as a prime asset for major residential, commercial, or mixed-use projects with a significant sustainable energy



component.

The concept of 'pre-City planning' in Scotland signifies a substantial advantage, indicating that extensive groundwork has already been undertaken with the relevant planning authorities. This typically involves detailed pre-application discussions, often leading to a 'processing agreement' that outlines a clear pathway for a major planning application. It means that key planning issues, policy considerations, likely consultations with agencies, and potential mitigation requirements have been explored and, to a significant extent, agreed upon in principle. This dramatically de-risks the development process, providing a higher degree of certainty and potentially a faster route to full planning consent compared to undeveloped land with no prior engagement. The scale of 500 acres suggests the potential for a transformative development, perhaps a self-contained community, a large-scale industrial park, or a blend of both, all underpinned by this advanced planning status.

Adding another layer of immense value is the 30-year green energy licence attached to the land. In an era of increasing environmental consciousness and urgent climate action, this licence represents a significant asset. It implies the legal right to develop and operate renewable energy infrastructure on the site for three decades, potentially including wind, solar, or other sustainable power generation facilities. This provides a dual income stream: revenue from the sale of green energy, and the potential to power the development itself with clean, sustainable sources. Beyond the direct financial benefits, having a long-term green energy licence significantly enhances the land's appeal for developers seeking to meet stringent environmental, social, and governance (ESG) criteria, attracting environmentally conscious investors and potentially benefiting from governmental incentives for renewable energy projects. This positions the land as a leader in sustainable development.

Strategically located within Fife, the land benefits from the region's excellent connectivity and diverse economy. Fife itself is a highly attractive area, known for its stunning coastline, rolling agricultural landscapes, and historic towns like St Andrews, the 'Home of Golf.' Its proximity to major population centers, including Edinburgh and Glasgow, provides access to a large workforce and consumer market. The presence of major transport links, including road networks, further enhances the site's accessibility for development and future occupants or businesses. This combination of pre-approved planning potential, long-term green energy rights, and a desirable geographic location makes this 500-acre plot in Fife an extraordinary opportunity for investors, developers, and organisations committed to large-scale, sustainable projects.

For accessibility, the most convenient international gateway is Edinburgh Airport (EDI). Located approximately 20 to 30 miles (32 to 48 kilometers) from various parts of southern Fife, it offers extensive domestic and international connections. The journey from Edinburgh Airport to Fife can typically take between 30 minutes to an hour by car, depending on the specific destination within Fife and traffic conditions. While Glasgow Airport (GLA) is another major international airport in Scotland, Edinburgh Airport remains the closest and most practical choice for those heading to the Kingdom of Fife. This excellent airport connectivity ensures that any future development on this significant land parcel will be easily accessible for residents, businesses, and international visitors alike, further cementing its inherent value.

About the Area



Fife, often referred to as the 'Kingdom of Fife,' is a historic county and council area located on the east coast of Scotland. Bordered by the Firth of Tay to the north and the Firth of Forth to the south, it's a peninsula nestled between two major estuaries. This strategic geographic position has historically made Fife a significant region, playing a pivotal role in Scottish history. Its landscape is remarkably diverse, ranging from the rolling farmlands of its interior to a rugged coastline dotted with picturesque fishing villages and sandy beaches. Fife boasts a rich heritage, evident in its numerous castles, ancient burghs, and historical sites that tell tales of Scottish kings, queens, and famous figures.

The region is perhaps most globally recognized as the 'Home of Golf,' primarily due to St Andrews. This iconic town, with its ancient university and the world-famous Old Course, is revered as the birthplace of golf and continues to be a pilgrimage site for enthusiasts worldwide. Beyond golf, Fife offers a wealth of attractions and activities. Its charming coastal villages, such as Anstruther, Crail, and Pittenweem, are part of the scenic East Neuk, celebrated for their colorful harbors, fresh seafood, and traditional architecture. Inland, towns like Dunfermline, a former capital of Scotland, boast a rich royal history, including Dunfermline Abbey, the burial place of Robert the Bruce.

Fife's economy is diverse, encompassing agriculture, tourism, education, and energy sectors. The University of St Andrews, one of Scotland's ancient universities, is a major employer and a significant contributor to the region's intellectual and cultural life. The area also benefits from its proximity to major cities, making it an attractive location for commuters seeking a balance between rural tranquility and urban accessibility. Local initiatives focus on preserving Fife's natural beauty and heritage, while also promoting sustainable development and fostering a vibrant community spirit through various festivals, events, and local markets.

For travellers looking to access Fife, the most convenient international gateway is Edinburgh Airport (EDI). Located approximately 20 to 30 miles (32 to 48 kilometers) from various parts of southern Fife, it offers extensive domestic and international connections. The journey from Edinburgh Airport to Fife can typically take between 30 minutes to an hour by car, depending on the specific destination within Fife and traffic conditions. While Glasgow Airport (GLA) is another major international airport in Scotland, Edinburgh Airport remains the closest and most practical choice for those heading to the Kingdom of Fife.

Main Features

- * 2023428 m2 of land for development (500 Acres)
- * Excellent location close to many amenities
- * Stunning views.
- * Huge Potential in the rental market if developed on.

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Common

Finished sq. ft.:	2023428 sq m
Lot Size:	2023428 sq m



Lease terms

Date Available:

Contact information

IMLIX ID:

IX7.391.298

