

FOR SALE BY ONLINE AUCTION

**AUCTION DATE:
16th APRIL 2026**

**Plot of land on the coast of
Dalgety Bay**

**Total site area approx. 0.898
Ha
(2.22 Ac)**

Guide Price : £2,500



WHAT 3 WORDS



GOOGLE MAPS

LAND, DALGETY BAY, FIFE. KY11 9XZ

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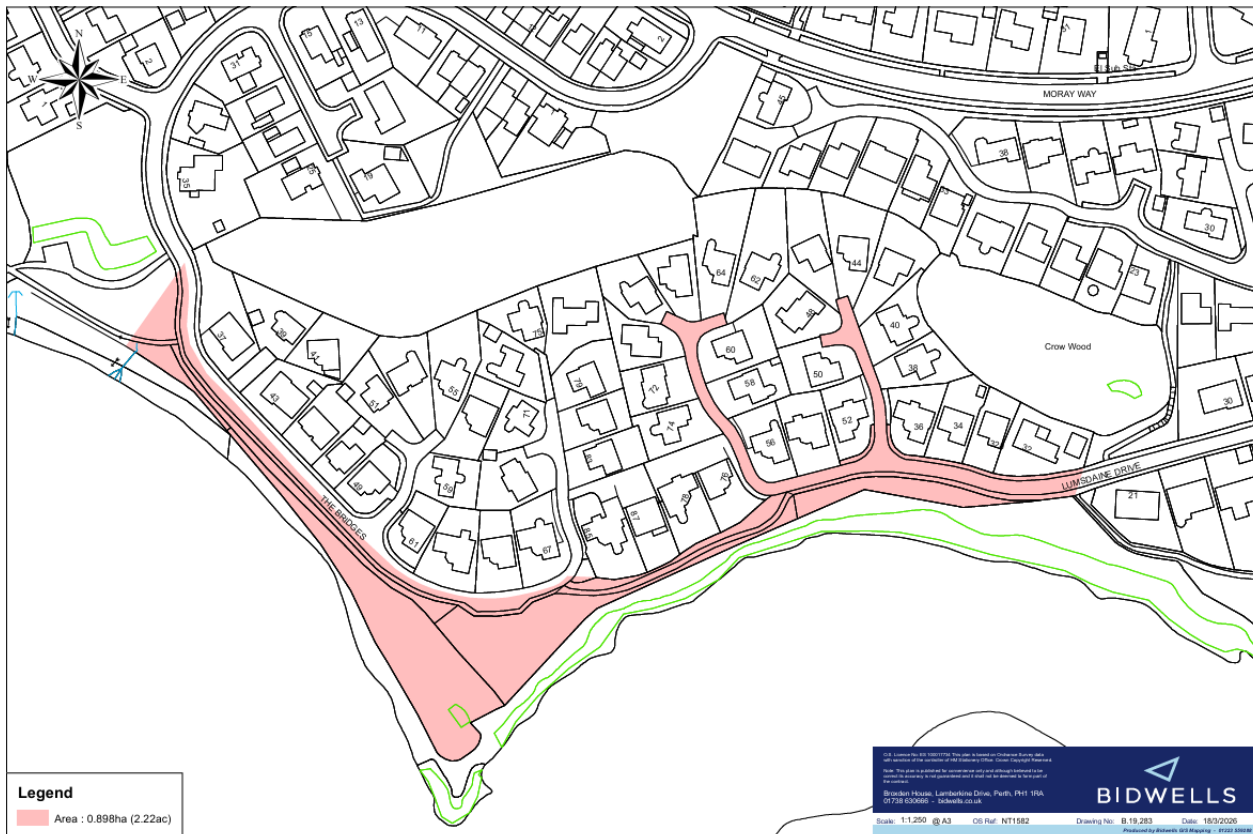
SHEPHERD

PROPERTY AUCTIONS



Description

Land at Dalgety Bay



INDICATIVE ONLY

Dalgety Bay is a town in Fife situated approximately five miles to the southeast of Dunfermline and one mile east of Inverkeithing.

The town has a resident population now estimated to be in the region of 10,000 and is ideally positioned to benefit from good road links being approximately two miles to the east of the Admiralty Junction of the M90 with the Forth Bridges also in close proximity.

Dalgety Bay also benefits from a mainline railway station on the Fife Circle route with regular services to and from Edinburgh to the south, Dundee, and Aberdeen to the north and the rest of the principal towns within Fife.

The subjects comprise an irregular shaped site extending to approximately 0.898 Hectares (2.22 Acres) or thereby which sits to the south of “The Bridges” and Lumsdaine Drive. Please refer to the legal pack for further information.

We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase. The information provided is indicative only.



Auction Date

The auction will be held on 16th April at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of £2,500.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2.4% plus VAT subject to a minimum of £2,200 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

N/A

Get in Touch

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



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Shepherd Chartered Surveyors

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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.

[shepherd.co.uk](https://www.shepherd.co.uk)