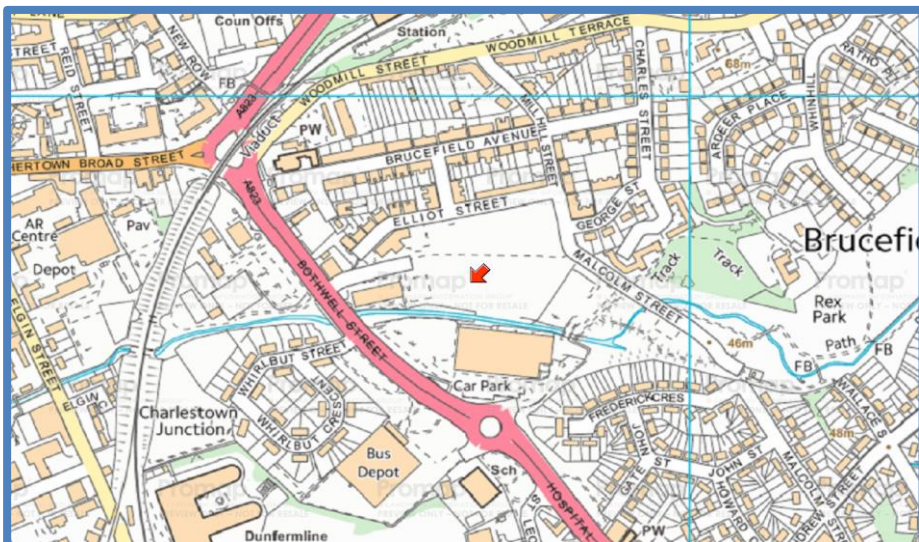


DEVELOPMENT SITE - FOR SALE

ST LEONARDS STREET, DUNFERMLINE, KY11 3AY

Colliers
INTERNATIONAL



- Strong town 15 miles from Edinburgh
- Close to town centre and amenities
- Good road and rail links
- LDP allocation – brownfield redevelopment opportunity

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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LOCATION

Dunfermline is a large town and former Royal Burgh located in Fife approximately 3 miles north of the Firth of Forth, forming part of the county constituency of Dunfermline and West Fife. The 2011 census recorded the town's population at approximately 50,000 making it the largest locality in Fife and the tenth largest in Scotland.

SITUATION

The site, circa 1.62 ha / 4 acres, is located south of the Elliot Street / Millhill Street with access off St Leonards Street / the A823, a principle main route heading south from Dunfermline town centre to Rosyth, the M90, the Forth Bridge and Edinburgh beyond. The area is mixed in terms of land uses with residential to the north, east and west and Asda and other commercial / retail roadside uses to the south.

PLANNING

Dunfermline and West Fife Local Plan (2012)

The adopted Local Plan allocates the site as brownfield redevelopment opportunity (Site Ref DUN 061) and advises that the preferred use of the site is employment use, with support for Classes 4, 5 and 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. The Local Plan also advises that a flood risk assessment required to be undertaken prior to the development on this site.

Proposed Fife Local Development Plan (2014)

Fife Council are currently preparing a new Local Development Plan (LDP) which is at an advanced stage of preparation. The proposed LDP maintains the position of the adopted Local Plan by allocating the site for employment uses (Site Ref DUN 60) although it allocates adjoining land to the north for residential development.

The Proposed LDP also requires a 6 meter buffer to be provided between development and the adjoining watercourse and for there to be a high quality landscaped edge with the Lyne Burn.

PROPOSALS

Proposals are invited from Developers or potential occupiers. The owners are flexible in their approach to disposal including development of accommodation to meet users requirements or consideration of developers proposals for mixed use development to include housing, retail and commercial. It is considered that the site may support a multi-storey development.

TENURE

Absolute ownership (equivalent to English Freehold).

VAT

All prices, rents, premiums etc. are quoted exclusive of VAT.

VIEWING

The site is available to view without making formal arrangements. It would be appreciated if interested parties would notify the selling agents of their interest prior to visiting the site. Under no circumstances should any enquiries on the site be directed to personnel within the Asda Superstore.

OFFERS

Offers to purchase or proposals for development are invited and should be addressed to the following:

- Bob Fisher
- Tel : 0131 240 7522
- Email : bob.fisher@colliers.com

Misrepresentation Act

Colliers International gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Colliers International has any authority to make any representation or warranty whatsoever in relation to this property.

17/01/2018

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