

# FOR SALE

DEVELOPMENT OPPORTUNITY

## WELLWOOD • DUNFERMLINE • KY12 0YP

ON THE INSTRUCTIONS OF



- Prominent roadside site adjacent to consented development land
- Substantial site of 1.34 hectares (3.3 acres)

**MONTAGU  
EVANS**   
**0141 204 2090**

## LOCATION

The property is located in the town of Dunfermline, the principal town in West Fife with a current resident population of just over 50,000. Dunfermline lies around 5 miles north of the Firth of Forth and by way of the Queensferry Crossing and Forth Road bridges, has excellent links via the M90 motorway to Edinburgh and the Central Belt. The town is popular as a place in which to live and work and also as a commuter settlement with Edinburgh only a 40 minute drive to the south.

The site offered for sale occupies a prominent position on the northern outskirts of Dunfermline, adjacent to the village of Wellwood and close to Canmore Golf Club and Queen Anne High School, on the A823 Dunfermline/Crieff road. The site borders land that already has consent in principle for a mixture of residential, commercial and employment land in accord with the adopted Fife Local Development Plan, and the initial development phase for this site is currently underway.

## PROPERTY

The property comprises a former Bus Depot, currently consisting of two main workshop/garage units (to be demolished), together with a two storey office /reception block and a substantial area of hardstanding. The site area extends to approximately 1.34 hectares (3.3 acres). The adjoining dwelling house to the south is not included in the sale.

## ASSESSMENT

The property is entered in the current Valuation Roll at a Rateable Value of £29,500

## EPC

A copy of the Energy Performance Certificate are available on application.

## PLANNING

We consider that the site is potentially suitable for residential or alternative uses subject to planning, however further enquiries on the planning position in relation to the site should be directed to:

Fife Council, Kingdom House  
Kingdom Avenue, Glenrothes KY7 5LY  
Telephone 03451 551122

## PURCHASE TERMS

Offers are invited for our client's heritable interest in the site.

## INTIMATION OF INTEREST

Interested parties are advised to note their interest in writing to the sole agents or through their solicitors in order to be advised of any closing dates which may be set.

## FURTHER INFORMATION

For further information please contact the sole selling agents:



**Stephen McVey**

Associate

0141 227 4690

[Stephen.mcvey@montagu-evans.co.uk](mailto:Stephen.mcvey@montagu-evans.co.uk)

