

**FOR SALE**

**DEVELOPMENT OPPORTUNITY**

**Napier Road, Glenrothes, Fife, KY16 1HN**

**VIEWING & FURTHER INFORMATION:**

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- **Prominent site adjacent to town centre for residential and commercial development**
- **Excellent potential for leisure and/or pub/restaurant uses**
- **Site area 1.45 hectares (3.58 acres) or thereby**
- **Offers invited**

**LOCATION**

Glenrothes is Fife's third largest town with a population approaching 40,000 persons and is located approximately equidistant to the cities of Edinburgh (32 miles) and Dundee (27 miles).

Glenrothes is a town situated in the heart of Fife and is the administrative capital of Fife. It is a major industrial centre and the economy is driven by light industry and local government jobs.





### Napier Road, Glenrothes, Fife, KY16 1HN

The site is centrally located adjacent to Glenrothes Town Centre providing an excellent location for a high quality residential and commercial development. The town is undergoing significant regeneration and expansion with a mixed use town centre scheme incorporating M&S and Food Warehouse recently completed.

The site is accessed off Napier Road, adjacent to Leslie Road a main through road within Glenrothes.

#### DESCRIPTION

The site which extends to 1.45 hectares (3.58 acres) or thereby formerly comprised Glenrothes Police Station which has now been demolished and cleared. It is a regular and level shaped site with mature trees shielding the site from the main roads.

Developers are encouraged to sign up to the Glenrothes Energy network – further details from Fife Council.

#### PLANNING

This site is designated within the Local Development Plan for residential, business and hotel development. Proposals for the site should complement the town centre and be compatible with the adjacent housing estate.

Retail development or drive thru restaurants will not be considered, however an element of leisure or a pub restaurant may be acceptable subject to planning.

Fife Council has prepared a development brief to provide guidance on design principles to be incorporated into any proposals. The affordable housing requirement for this site is 30%. For further details regarding the affordable housing requirement enquiries should be made to [paul.darcy@fife.gov.uk](mailto:paul.darcy@fife.gov.uk).

#### PRICE

Offers invited, subject to planning consent.

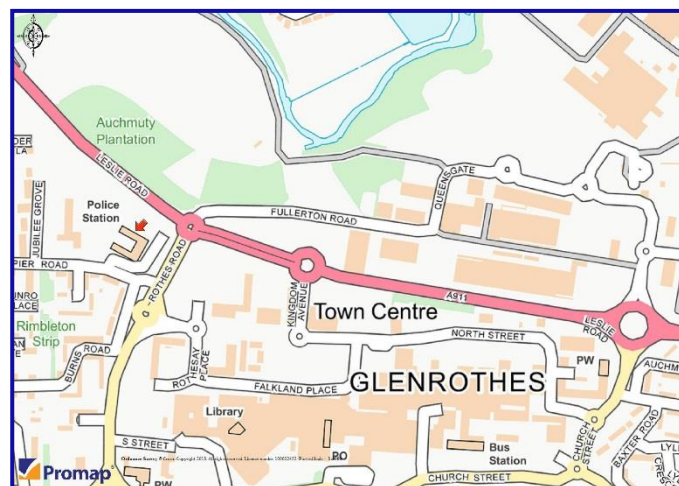
Offers should include details of the proposed use, development layout and design principles which will form part of the assessment of any offer as well as price.

#### MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> June 2017. This now requires us to conduct due diligence not only on our client but also and 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.

#### TENURE

Outright ownership (heritable) interest. Alternatively, our client may consider a long ground lease.



#### VAT

Prices are quoted exclusive of VAT (if applicable).

#### VIEWING

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

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