

# FOR SALE

## EXCITING DEVELOPMENT OPPORTUNITY 2 ACRE SITE

### SKYLARK ROAD, MASTERTON, DUNFERMLINE



#### LOCATION

Dunfermline is a principal commercial centre within Fife and has an expanding resident population exceeding 50,000 persons. The Town lies in a prominent location in Fife a few miles north of the Forth Road Bridge and Rail Bridge and adjacent to the M90 Motorway. The Bridgehead area is the main focus for economic expansion within Fife.

The site is located within the eastern expansion zone housing a number of business, leisure and residential developments.

The subjects are within close proximity to Junction 2 of the M90 Motorway and Rosyth Railway Station is nearby with a regular service to the surrounding Fife Towns and Edinburgh.

#### DESCRIPTION

The site extends to approximately 2 acres or thereby being reasonably level and of a regular shape. The subjects benefit from a good frontage to Masterton Road at its junction with Carnegie Avenue.

- **PROMINENT LOCATION  
WITHIN EXPANDING AREA  
OF DUNFERMLINE**

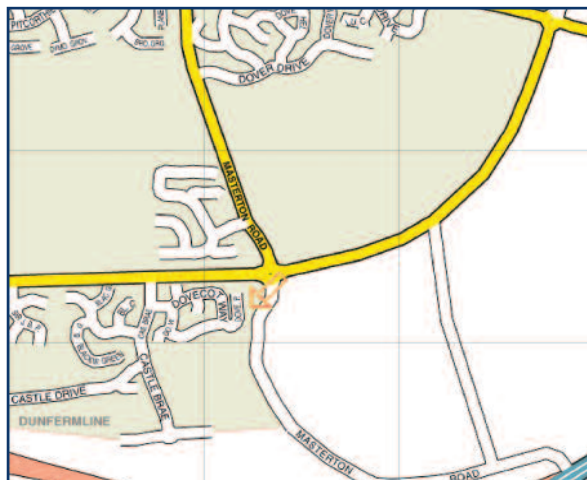
#### VIEWING & FURTHER INFORMATION

By arrangement with selling agents:

**J & E Shepherd**  
Chartered Surveyors  
11 Wemyssfield  
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### PLANNING

The subjects offer potential for redevelopment for a number of alternative uses although are situated within a predominantly residential area of Dunfermline that has undergone significant expansion in recent years.

A Planning Application has been submitted for Outline Planning for redevelopment for residential purposes and this is receiving consideration at this time.

### GENERAL REMARKS

This site offers an excellent opportunity for development for a number of potential uses subject to obtaining the relevant Local Authority Consents and Approvals.

Prospective purchasers will require to make their own enquiries in this regard.

### PRICE

Offers are invited. Our clients will consider subject to planning Offers although a non-returnable deposit will be sought.

### ENTRY

Early entry can be arranged.

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

### VIEWING

The site can be viewed at any time.

John Bankhead

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