



LAND AT ADMIRALTY ROAD

Rosyth KY11 2BN

Development Opportunity with Detailed Planning Permission for Retail



THE OPPORTUNITY

Savills are delighted to present this development opportunity to the market within the town of Rosyth. The site available benefits from prominent frontage onto Admiralty Road and extends to 2.07 Acres and benefits from detailed planning permission for a retail development of 23,046 sq ft.

An additional area of land to the rear of the site, identified as Plot 2 on the plan may also be available if required to form part of larger development subject to planning. A variety of uses would be considered in this respect including proposals for residential development.

LOCATION

The site is located in the town of Rosyth, within the Local Authority area of Fife, situated 3 miles to the south of Dunfermline and 8 miles to the north of Edinburgh City Centre.

The town has a population of approximately 14,000 residents and is a popular commuter location due to its strong transport connections to both Dunfermline, Edinburgh and Falkirk and Stirling to the west.

The site is located on the A985/Admiralty Road, which forms a main route through the town and provides direct connections to both the Forth Road Bridge and Queensferry Crossing. The site is also conveniently placed for access to the motorway network with Junction 1C of the M90 Motorway situated 0.5 miles to the east of the site.

Rosyth Train Station is situated 0.5 miles to the north of the site and provides regular services to Edinburgh and Kirkcaldy. Regular bus services are also available on Admiralty Road.



DESCRIPTION

The site comprises a former public house and car park along with part of a former football ground site, which is shaded blue on the plan shown opposite and identified as 'Plot 1'. This site extends to approximately 2.07 acres and provides a Development opportunity with the benefit of detailed planning consent for a Class 1 Retail unit extending to 23,046 sq ft. The site was previously occupied by a Public House and ancillary car park, however is currently vacant and the existing building is scheduled for demolition by the Vendor. Access to the site is taken directly from Admiralty Road.

The site is bound to the north by Admiralty Road, east by an existing commercial premises, beyond which lies a petrol filling station and west by residential housing.

The land to the south of the site comprises a former football ground which was used by Rosyth Football Club. This land is owned by Fife Council and is shaded red and identified as 'Plot 2' in the plan shown opposite. This may also be considered for development together with 'Plot 1' in connection with a larger development proposal for both sites. There may be potential for an access to be taken from Castle Road on the western boundary of Plot 2 subject to an agreement with Fife Council Roads Department. Southerly, there is a potential access point into the site from Maxton Place on the east boundary of the site.

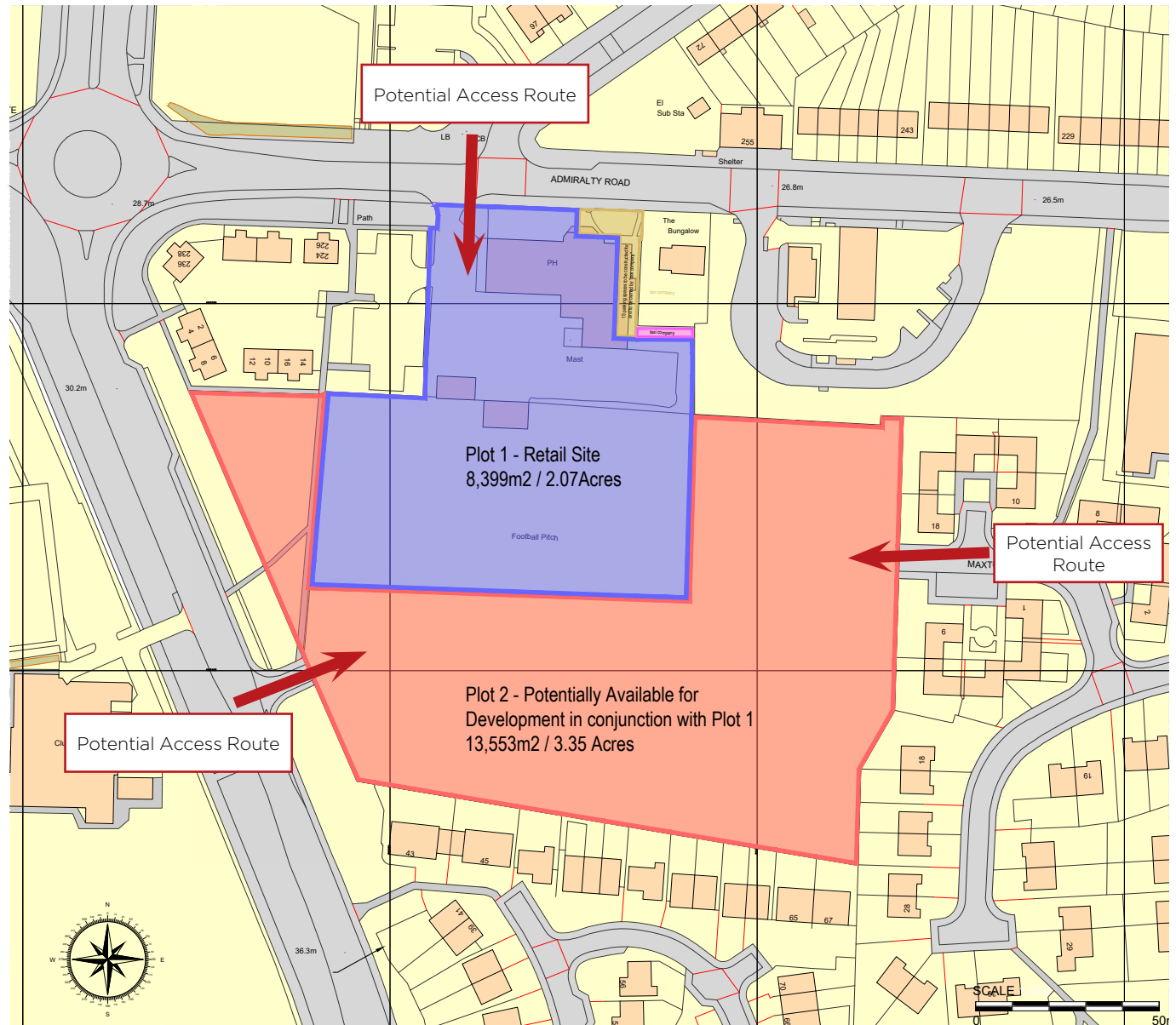
A variety of uses will be considered in this respect, including residential, subject to planning consent being obtained.

PLANNING

The site is covered by the Fife Council Local Development Plan which was adopted in September 2017.

The site identified as Plot 1 benefits from detailed planning consent for a Class 1 Retail unit with associated works (Planning Ref: 17/01554/FULL). It should be noted that the recreation park and adjoining open space are allocated as protected open space in the current Local Plan.

Interested parties should enter into their own discussions with Fife Council Planning Department in respect of alternative uses at the site.



TECHNICAL INFORMATION

Our client has prepared a number of technical reports in connection with the wider development which are available for review. Please contact the selling agent to request the suite of technical information.

OFFERS

Offers are invited for our client's heritable interest in Plot 1 and should be submitted in a Heads of Term format to the Selling Agents.

A closing date for offers may be fixed and prospective purchasers are advised to register their formal interest with the Selling Agents at an early stage.

Whilst fully intending to sell, the sellers are not bound to accept the highest or indeed any offer.



CONTACT

For further information please contact either of the joint selling agents



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Designed and Produced by Savills Marketing: 020 7499 8644 | March 2019