

Services to
Business



For Sale

**Development Site
Southfield Industrial Estate**

Glenrothes, Fife KY6 2NY

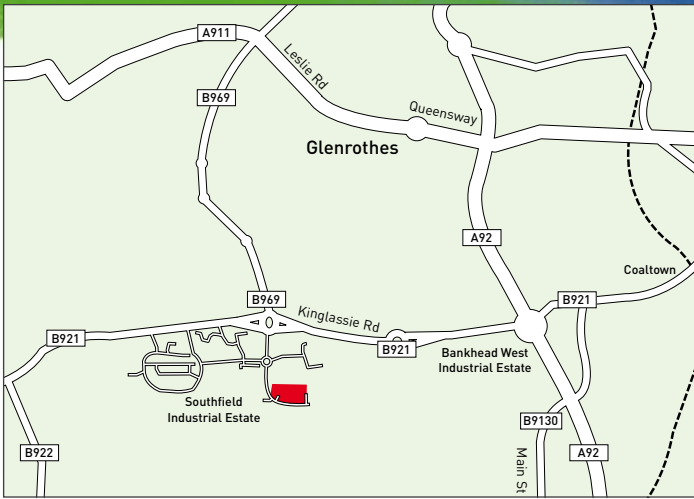
12 ha (29.65 acres) or thereby

www.sepropertydisposals.com

ON THE INSTRUCTIONS OF



Scottish Enterprise



LOCATION

Glenrothes is a mature New Town lying in the heart of Fife, with a population of approximately 40,000 people. It is the regional centre and administrative capital with a thriving balanced and prosperous community.

Glenrothes is easily accessed from the M90 and the Central Scotland motorway network by the A92 dual carriageway. Edinburgh is approximately 33 miles south, Perth 22 miles west and the Forth Road Bridge 23 miles south.

Nearby occupiers include Tullis Russell, Fraser Sears, Flexicon, Spectrogon and Pluron.

The subjects are located within Southfield Industrial Estate which is positioned on the southern outskirts of Glenrothes, with access to the B921 which links directly to the A92.

DESCRIPTION

The site forms an irregular shaped area in part incorporating the landscaped belts. The subjects have limited servicing and further expenditure will be required in order to extend road and service provision.

SITE AREA

The land extends to 12 ha (29.65 acres) or thereby.

TENURE

The Vendor is offering the Heritable Interest in the property, the Scottish equivalent of an English Freehold.

PLANNING

The site is identified in the emerging Kirkcaldy and Mid Fife Local Plan (Finalised in June 2008) as part of a number of general employment allocations in this location. Adjacent land uses are predominantly industrial (Classes 4, 5 or 6) and prospects for general employment uses are therefore appropriate.

GROUND CONDITIONS & SERVICES

Interested parties are advised to satisfy themselves on the site's suitability for development, and to undertake their own enquiries with utility providers.

GRANT ASSISTANCE

Fife benefits from Regional Selective Assistance (RSA).

Further details are available from the Government website www.rsa.gov.uk.

PRICE

Offers in excess of £650,000 (Six Hundred and Fifty Thousand Pounds) are sought for the Heritable Interest in the property.

VAT

VAT will be payable on the purchase price.

CLOSING DATE

Any party wishing to be kept informed of a closing date should formally register their interest in writing with the sole selling agents.

VIEWING & FURTHER INFORMATION

All arrangements for viewing and further information through the sole agents.

Additional Information on this and other Scottish Enterprise properties for sale can be found at: www.sepropertydisposals.com



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