

Services to
Business



For Sale

Class 4 Development Site Masterton Business Park

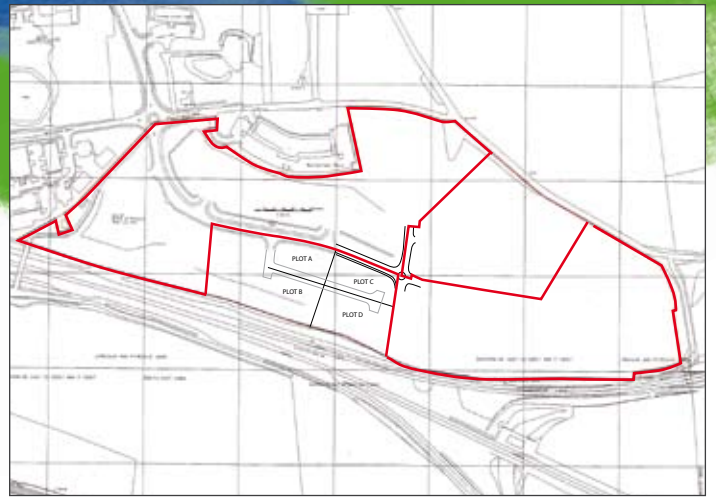
Carnegie Campus, Dunfermline, Fife KY11 8LP
7.9 ha (19.7 acres) or thereby

ON THE INSTRUCTIONS OF



Scottish Enterprise

www.sepropertydisposals.com



LOCATION

Dunfermline is located approximately 19 miles north west of Edinburgh City Centre and 45 miles east of Glasgow City Centre. Dunfermline benefits from a residential population of approximately 55,000 people and is one of the principal towns in Fife with excellent transport links via the Forth Bridge and the M90/M8 motorway network.

Fife has a population of around 351,000 and a workforce of 160,000 persons. In excess of 80% of Fife's population live within a 20 minute drive of Halbeath.

Dunfermline provides an extensive mix of residential accommodation and boasts excellent retail, leisure and education amenities including Fife Leisure Park, Fife Retail Park and Carnegie College.

Major occupiers who have chosen to locate in Dunfermline include BSkyB, Intelligent Finance, HBoS, Defence Estates, Babcock and Oceaneering.

DESCRIPTION

The subjects comprise a large area of commercial land which has benefited from considerable expenditure on infrastructure works with the road access. A number of sites have been developed to date including developments by Scot Sheridan/Buccleuch Estates and Young & Company Solicitors.

SITE AREA

The site extends in total to 7.9 ha (19.7 acres) or thereby.

TENURE

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

PLANNING

The site lies within the Dunfermline Eastern Expansion area (DEX) which has been masterplanned and is now progressing into its latter stages of implementation. The predominant surrounding land use is residential with community facilities and structural landscaping. The land for sale is zoned in the Dunfermline and the Coast Local Plan 2002 for employment uses (Class 4 only).

A replacement Dunfermline and West Fife Local Plan is currently being led by Fife Council. This process may lead to a change in policies and proposals concerning this site.

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 £1.50m (One Million Five Hundred Thousand Pounds) are sought for the Heritable interest in the site.

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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