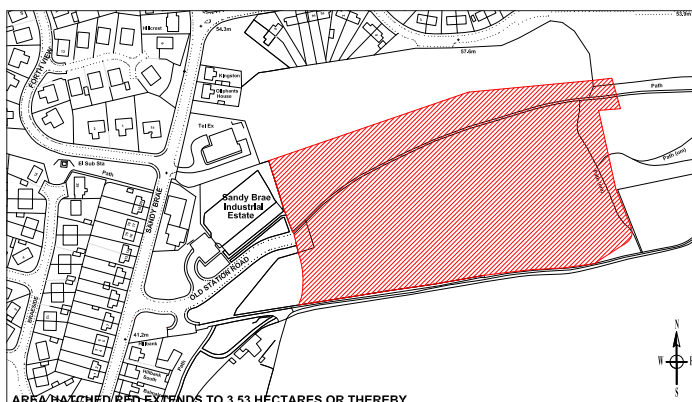




Sandy Brae Kennoway

- Significant development site.
- Individual Plots Available.
- Suitable for Class 4 Office, Class 5 General Industrial and Class 6 Storage and Distribution uses.
- Excellent vehicular communications.
- Site extends to 3.53 hectares (8.72 acres). Individual plots from 0.2 hectares (0.5 acres) can be made available to suit individual requirements.



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THE SITE

LOCATION

Kennoway is a village in Fife, near Leven and Methil, situated about 3 miles inland from the Firth of Forth and north of Leven. The area is currently under regeneration and is open to new industry and occupiers.

DESCRIPTION

The whole site extends to approximately 3.53 hectares (8.72 acres) and is situated immediately to the east of Sandy Brae Industrial Estate. The site is accessed directly using Old Station Road to the west. The site is 10 minutes away from the A92, providing transport links to Dundee to the north and Edinburgh and Glasgow in the south. The A915 is approximately five minutes away providing links to St Andrews and Leuchars.

Individual plots are available from 0.2 hectares (0.5 acres) to suit individual requirements.

PLANNING

The site is currently zoned for General Employment. This includes Class 4 Office, Class 5 General Industrial & Class 6 Storage and Distribution uses. Interested parties should make their own enquiries to the local planning authority, Fife Council, in relation to any proposed uses for the site.

TENURE

Freehold (heritable) or long ground lease.

PRICE

Offers invited.

LEGAL COSTS

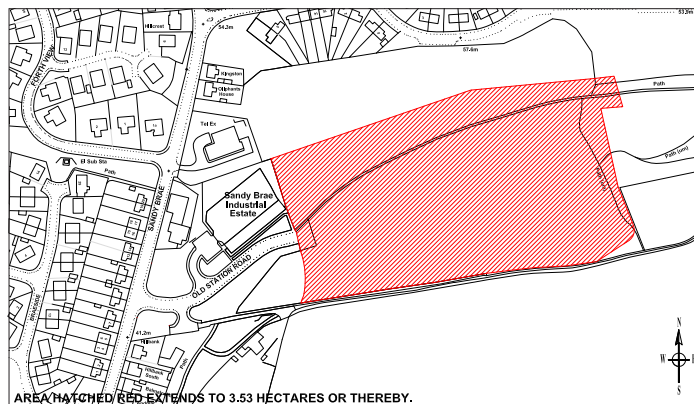
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

VAT

Any prices quoted are exclusive and may be subject to VAT.

ENTRY

By mutual agreement on completion of the necessary legal formalities.



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