

# FOR SALE

SURPLUS LAND  
LYNEBANK HOSPITAL  
HALBEATH  
DUNFERMLINE  
KY11 8JH

ON BEHALF OF NHS FIFE



- TWO SEPARATE PLOTS EXTENDING TO APPROXIMATELY 3.29 HA (8.14 ACRES) AND 3.55 HA (8.77ACRES)
- SUITABLE FOR RESIDENTIAL DEVELOPMENT SUBJECT TO PLANNING
- OTHER USES WILL BE CONSIDERED
- CLEARED SITES



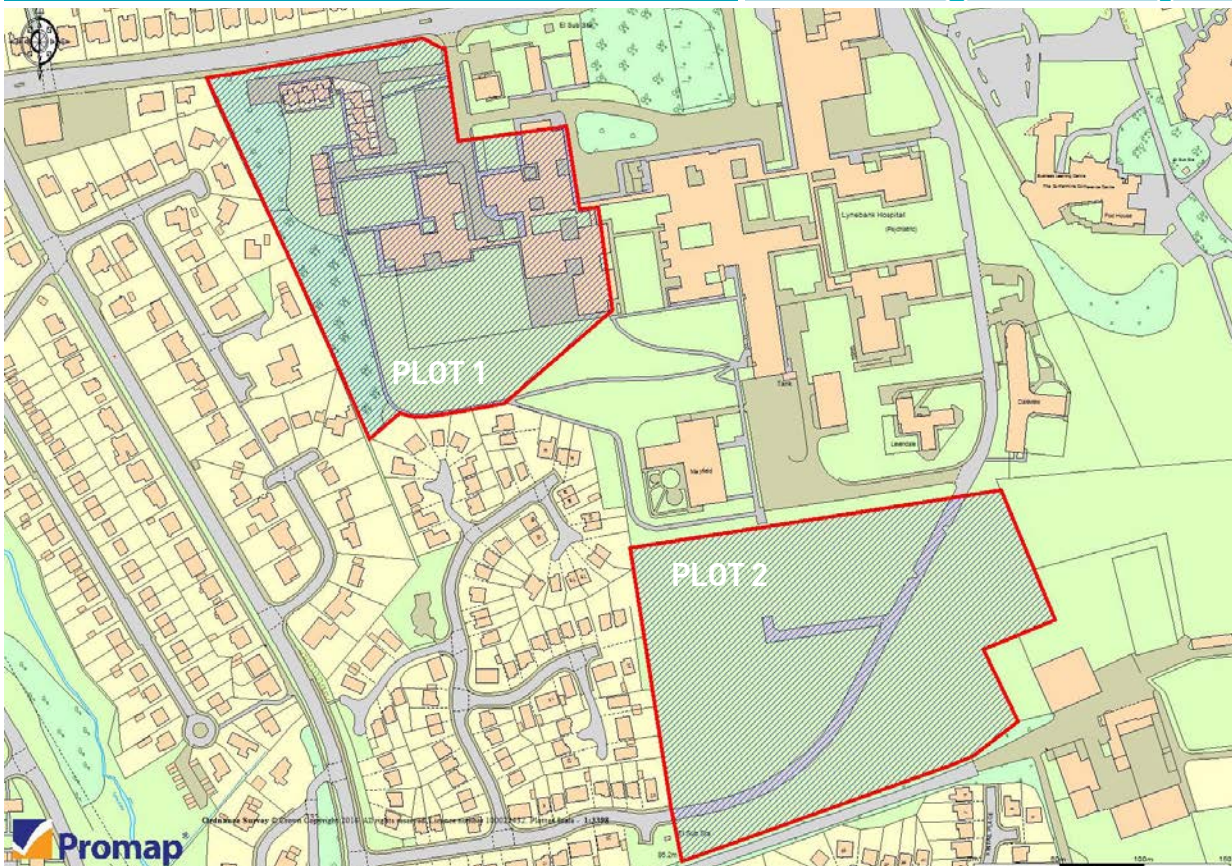
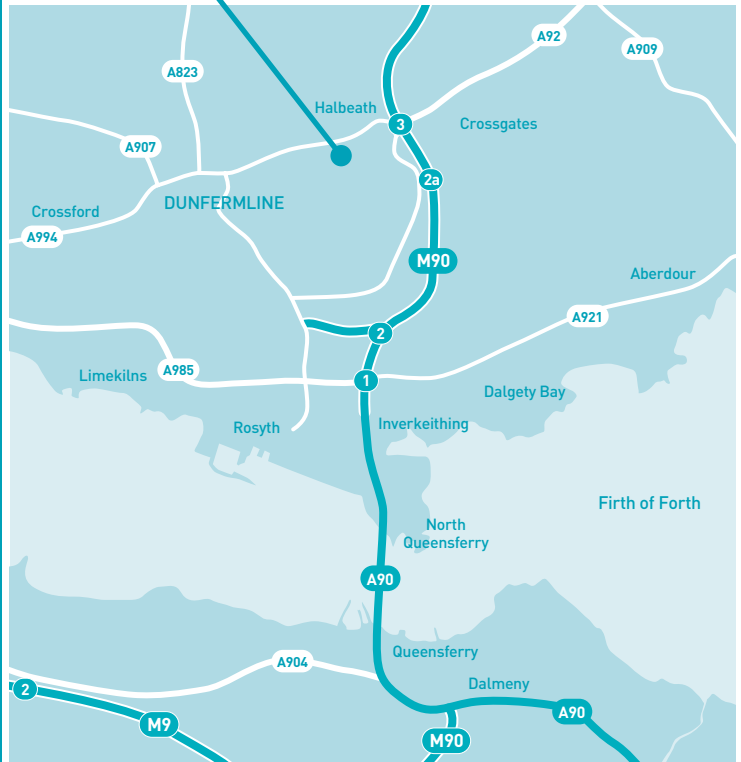
## LOCATION

The property is located within the town of Dunfermline which is the principal settlement within West Fife, currently having a population of approximately 49,000 people. Dunfermline is a popular town due to its excellent location close to Central Scotland's motorway network and only 18 miles north-west of Scotland's capital city, Edinburgh.

The surplus land is located adjacent to Lynebank Hospital, approximately 1 mile north-east of Dunfermline town centre. Plot 1 is located directly to the west of the hospital and accessed directly from Halbeath Road (A907) and Plot 2 is located directly to the south of the hospital and has a separate access via South Larch Road which in turn is accessed from Lyneburn Road. The surrounding area is mixed use, including residential, retail (Halbeath Retail Park) and education (Fife College).

Location plans below illustrate the position of the property and the surplus plots.

## SURPLUS LAND LYNEBANK HOSPITAL HALBEATH DUNFERMLINE KY11 8JH





## DESCRIPTION

Following rationalisation and redevelopment of the existing Lynebank Hospital, NHS Fife has declared two separate plots of land to be surplus to requirements. The two plots can be summarised as follows:

### PLOT 1

This plot extends to approximately 3.29 ha (8.14 acres) and has recently been cleared of buildings. The site benefits from substantial prominence with frontage to Halbeath Road, the main arterial route into and out of Dunfermline town centre. Access to the site is taken directly off Halbeath Road via the existing hospital. It is anticipated that development of plot 1 will require upgrade/alterations to this existing access arrangements.

### PLOT 2

Plot 2 extends to approximately 3.55 ha (8.77 acres). Access to the site is via South Larch Road through an existing and well established housing estate which we understand was built out by Persimmon approximately 15 years ago. Previous buildings within Plot 2 have been demolished and we understand the roads are adopted up to the boundary with South Larch Road. The existing through road to the retained hospital will be closed, therefore allowing redevelopment of the site to take place unencumbered by a through road.

Any development that takes place on the two plots will have to have regard to the proximity to hospital buildings being retained and in particular the areas offering direct patient care. Appropriate levels of screening during any redevelopment of the hospital will be a key consideration in the disposal of the sites.

PLOT 1



PLOT 2



TWO SEPARATE PLOTS  
EXTENDING TO APPROXIMATELY  
3.29 HA (8.14 ACRES)  
AND 3.55 HA 8.77 ACRES)

SURPLUS LAND  
LYNEBANK HOSPITAL  
HALBEATH  
DUNFERMLINE  
KY11 8JH

## PLANNING

The Dunfermline and West Fife Local Plan, adopted in November 2012 allocates Plot 2 for residential use with indicative capacity for 100 homes and accessed from South Larch Road.

Plot 1 is described in the Adopted Local Plan as "white land" and therefore has no specific land use allocation, however, Fife Council are currently drafting a new Local Development Plan (LDP) called FIFEplan. The main issues report for this draft Local Plan were published in January 2013 identifies Plot 1 as being preferred "for housing use". A further round of consultation of the draft FIFEplan is due to commence in late October 2014.

In light of the above we consider both sites to be suitable in planning terms for residential development. Plot 1 might also have potential, subject to planning, for uses other than residential given its prominence to Halbeath Road.

No warranty is given on any planning matters and interested parties are advised to make their own enquires with the relevant planning authorities to satisfy themselves as to the compatibility of their proposed development with any planning requirements.

## OFFERS

On behalf of NHS Fife, offers are invited for the benefit of the heritable interest in the site. Interested parties should note interest with the selling agents to be kept informed of any closing date that is set.

The vendors reserve the right to include a clawback agreement as part of any sale.

## FURTHER INFORMATION

Further information, including technical reports available on the site, can be obtained by contacting the selling agent.

Ryden LLP  
46 Castle Street  
Edinburgh  
EH2 3BN

**Tel:** 0131 225 6612

**Contact:** David Fraser (0131 473 3273)

**Email:** david.fraser@ryden.co.uk

**Ryden**.co.uk  
0131 225 6612

ON BEHALF OF  
NHS FIFE



Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. October 2014.