



**South Castle Drive, Carnegie Campus,  
Dunfermline KY11 8NX**

- Commercial Development Opportunity
- Excellently Situated within Carnegie Campus, Dunfermline
- Site Extends to 1.06 Acres (0.43 Hectares)

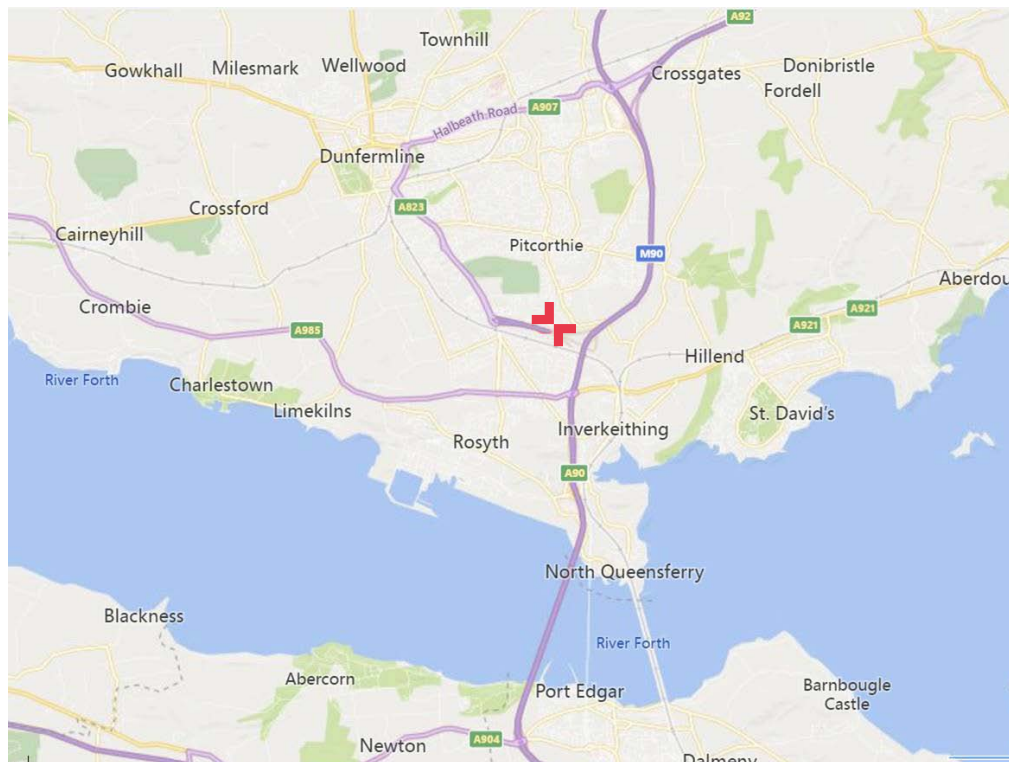
## LOCATION

Dunfermline is one of Fife's principal centres of commerce and has a resident population now in excess of 50,000 persons and a catchment area estimated to be in the region of 150,000. The town occupies a key position within Fife, a few miles north of the Forth Road & Rail Bridges, and adjacent to the M90 Motorway.

More specifically, the site is located on South Castle Drive within Dunfermline's premier business park - Carnegie Campus. The location offers easy access to both Dunfermline town centre (1 mile north) and the M90 (1 mile south) making the site a fantastic location for local and national occupiers.

## DESCRIPTION

The site comprises an area of land of circa 1.06 Acres (0.43 Hectares). It holds a prominent position of South Castle Drive roundabout. Access to and from the site can be safely achieved, both for vehicles and pedestrians.



## PLANNING

The development land is zoned for business use (class 4) in the Fife Council Development Plan. Potential purchasers should make enquiries with the Fife Council Planning Team as to the suitability of any use.

It is important to stress that this Proposal, is for a commercial development.

## SALE PRICE

Offers Invited

## TERMS

Further information on terms required for the site are available on request.

## FURTHER INFORMATION

For further information please contact Murdo McAndrew

To arrange a viewing please contact:



**Murdo McAndrew**

Surveyor

[murdo.mcandrew@g-s.co.uk](mailto:murdo.mcandrew@g-s.co.uk)

0131 240 5311

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2021