





Grange Road, Dunfermline, KY12 7SG

- Two B listed redundant gas holders
- Site extends to approximately 2 acres
- Next to the popular Elgin Industrial Estate
- Secure external storage options

LOCATION

Dunfermline is Fifes principal commerce centre with a resident population in excess of 50,000 people and catchment area estimated to be the region of 150,000. The town occupies a key position a few miles north of the Queensferry crossing and Forth Rail Bridges benefitting from excellent transport links via the M90 motorway. Edinburgh is situated only 15 miles to the south and is easily reached within a short 15 minute drive by car.

More specifically the subjects are located to the south west of Dunfermline town centre immediately adjacent to the popular Elgin Industrial Estate.

The exact location of the site is highlighted on the located plan below.

DESCRIPTION

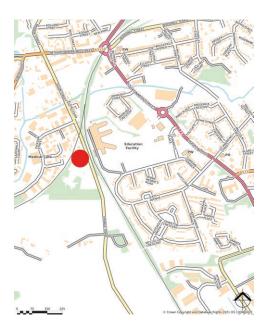
The subjects comprise two B listed gas holders on an irregular shaped site which extends to approximately 2 acres or thereby. The site slopes gradually from north to south bounded by a mix of secure palisade & chain linked posted fence & stone & brick walls

The site benefits from its own dedicated access from directly off Grange Road.

Gas Holder Number 2 (northmost) was built in 1893.

Gas Holder Number 3 (southmost) was built in 1922.

Both tanks have been fully decommissioned and are no longer operational.



LISTING

Additional information on the tanks history and listings can be found on Historic Scotland's web page using the following link - No. 2 Gasholder and No. 3 Gasholder, excluding tank and shells to No. 2, sunken tank and inner shells to No. 3 and any telemetry, pipework or other items that connect to the gasholders above or below ground and excluding all other structures and buildings on the gasworks site, Grange Road, Dunfermline (LB52444) (historicenvironment.scot)

Prospective purchasers should satisfy themselves that any redevelopment or restoration proposals comply with Historic Environment Scotland and Fife Council LDP policy to protect or enhance built heritage of special architectural or historic interest.



RATABLE VALUE

Since both tanks are listed and are vacant, there are no vacant rates payable.

Should a purchaser use the land, the land may be subject to a reassessment.

PRICE

Offers are invited for the benefit of our clients outright heritable interest (freehold).

COSTS / VAT

Each party will be responsible for their own legal cost incurred in this transaction, however the purchaser will be liable for land and buildings transaction tax and VAT

To arrange a viewing please contact:



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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

- 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.
- 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.
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- 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: December 2021