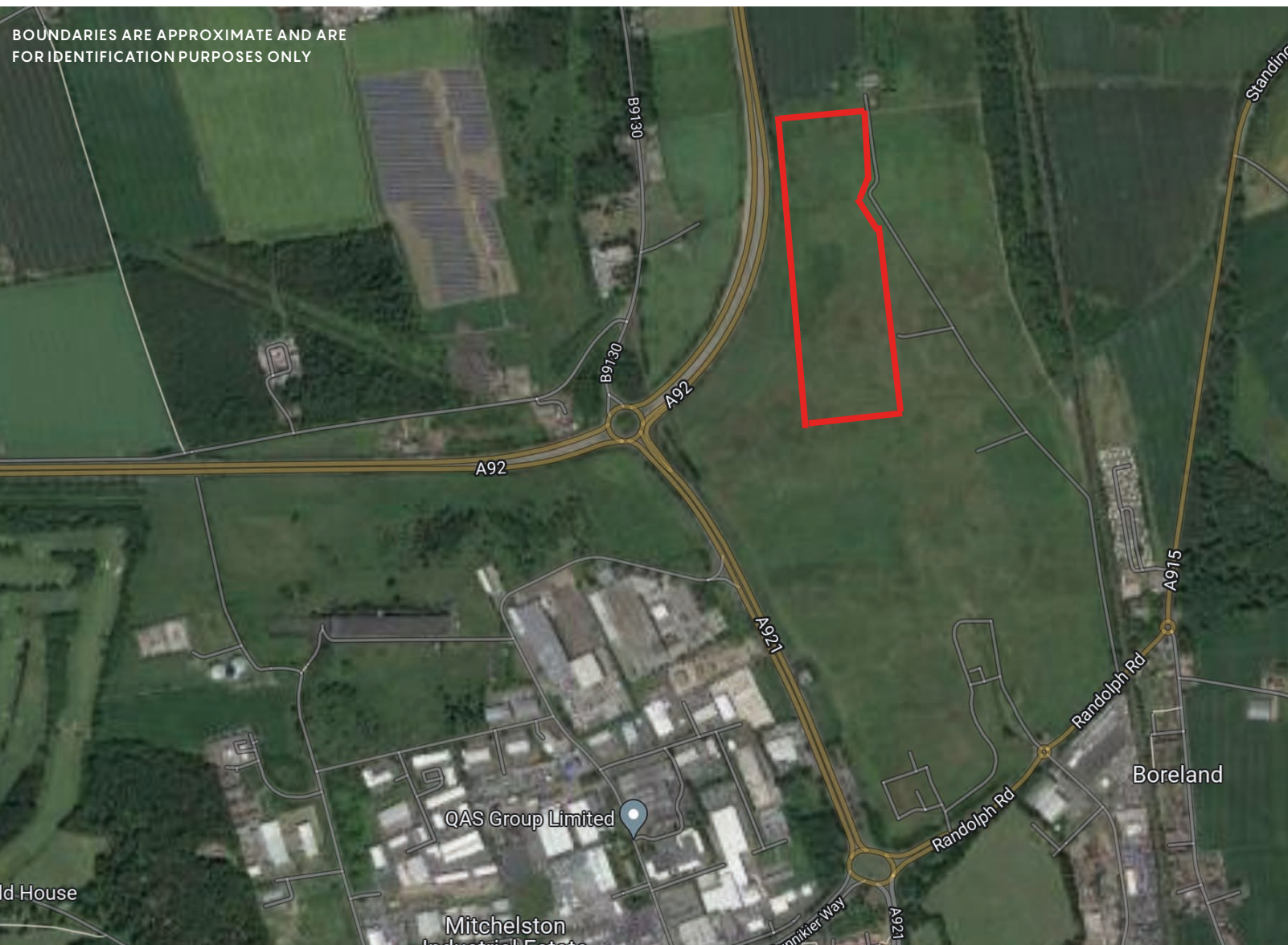


FOR SALE

COMMERCIAL DEVELOPMENT OPPORTUNITY



Bogwells, Kirkcaldy (East)

- Approximately 6.07 hectares / 15 acres of zoned commercial development land
- Adjacent to a new substantial housing led development
- Neighbouring development will comprise approx. 1100 new homes
- Excellent transport links via the A92 Fife Regional Road
- 60 Minute drive time from most major towns and cities.

LOCATION

Kirkcaldy is one of Fife's principal centres having a population approaching 50,000 persons and a catchment area estimated to be in the region of 150,000. The town benefits from an excellent transportation system, having a railway station located on the east coast mainline which runs from London Kings Cross via Edinburgh to Aberdeen and the East Fife Regional Road providing a first class dual carriageway link into Central Scotland's motorway network.

The site is strategically located just off the A92 dual carriage (Fife regional road) beside the A915 in central east Fife. Access to the site will be via a newly constructed roundabout on the adjacent A921 providing access to both the already commenced Kingdom Park development, the subject commercial / mixed use proposal whilst linking the A921 to the A915.

DISTANCES TO KEY TOWNS / CITIES

Dundee	43 mins	29 miles
Dunfermline	22 mins	14 miles
Edinburgh	40 mins	28 miles
Glasgow	60 mins	59 miles
Perth	38 mins	35 miles
St Andrews	42 mins	22 miles

The location map adjacent highlights the strategic location.

DESCRIPTION

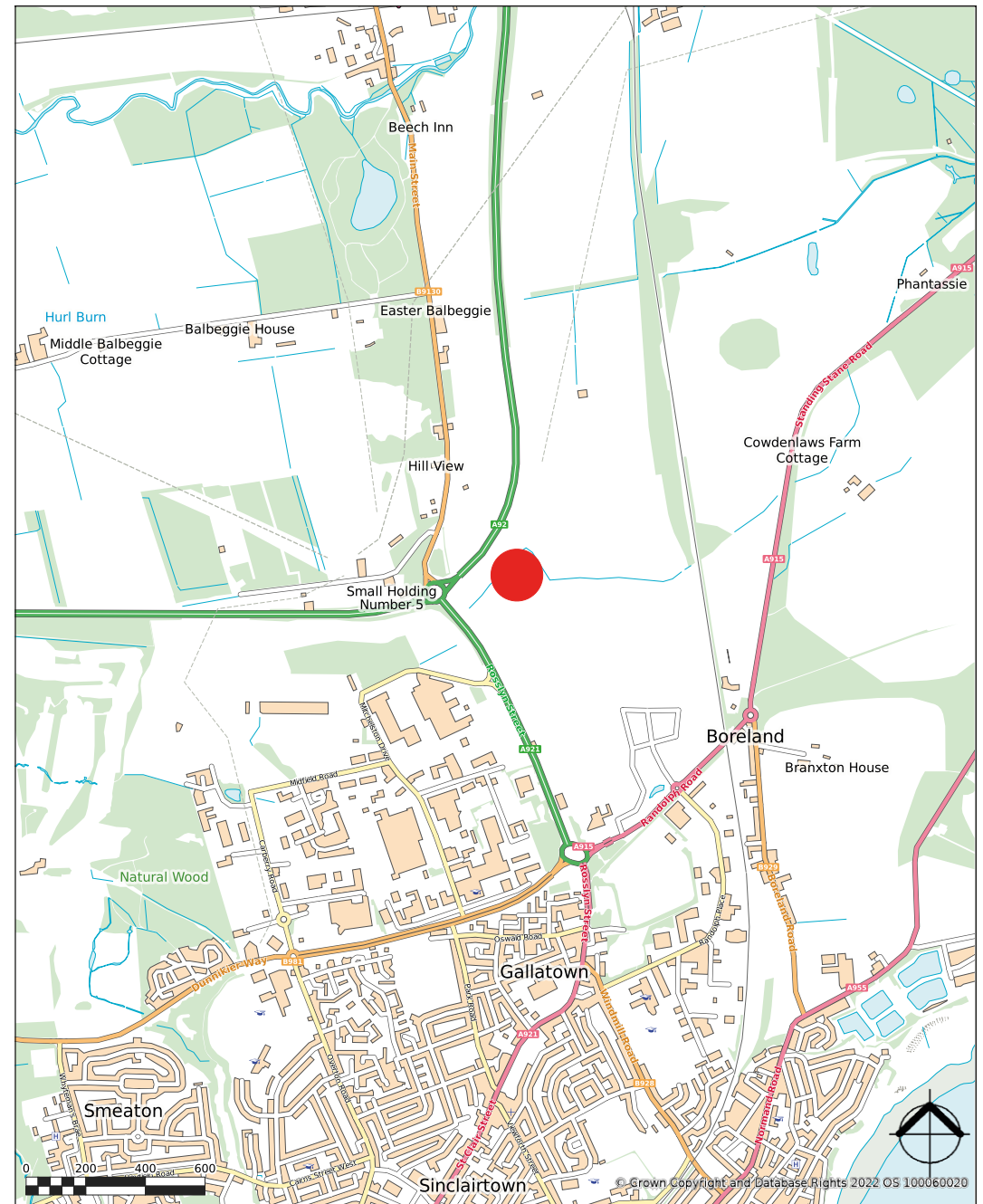
The site forms part of the Kirkcaldy East Strategic Allocation (KDY025) in the adopted FIFEplan (September 2017). This allocation extends to 186.4 hectares and proposes a mix of 2,850 houses, mixed retail/commercial areas, approximately 40 hectares of employment land, community facilities, 2 primary schools, recreation and play facilities and 2 neighbourhood centres. KDY025 covers a larger land holding than what we are promoting.

This site more specifically extends to approximately 15 acres or thereby and is strategically located running parallel to the A92 dual carriageway which links Kirkcaldy to nearby Glenrothes and the A921. Work has commenced on the nearby Kingdom Park to the the south east which is due for completion by 2028. Kingdom Park will provide 1,100 new homes and a number of new neighbourhoods.

The 15 acres which we have been instructed to market have been identified and master planned for variety of commercial & mixed uses. The preference is to dispose of the full 15 acres as a single lot.

PLANNING

The site, as mentioned above, forms part of a wider mixed use allocation in the FIFEplan but has been master planned for commercial / mixed uses.



Interested parties would need to agree their proposed use and layout with our client with any future applications being made in joint names.

Any planning queries should initially be with the sole selling agents.

TECHNICAL INFORMATION

At this early promotional stage, there is limited technical information available with regards to ground or environmental conditions. We will share what technical information we have subject to the interested party signing a NDA.

PRICE

On application.

TENURE

Heritable Interest (Freehold)

VIEWING

There is no direct access currently available to this site. Viewings are strictly at the interested parties own risk.

LEGAL COSTS + VAT

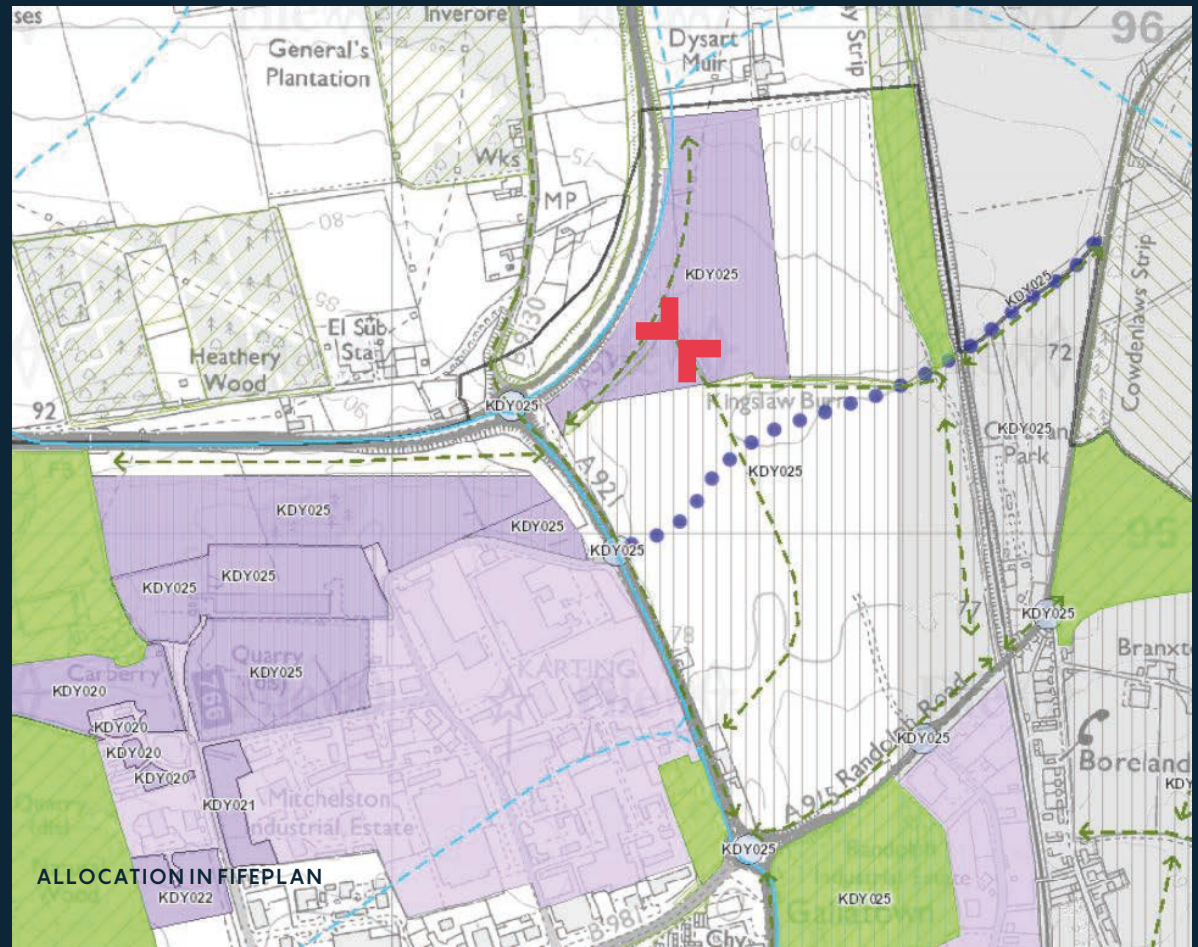
Each party will be responsible for their own legal costs incurred in this transaction. Vat may be payable at the prevailing rate.

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: August 2022



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