



Hilton Garden City, Admiralty Road,
Rosyth, Fife KY12 2ZQ

- 3 Strategic Development Land Opportunities
- Fronting Major Trunk Road
- Suitable For A Variety of Uses STP
- Offers Invited In Whole Or Part



Site 1



Site 2

LOCATION DESCRIPTION

Rosyth has a resident population of 13,000 and is strategically located just 2 miles south of the City of Dunfermline which boasts an increasing population in excess of 50,000. Rosyth benefits from excellent transport links being located only 1 mile to the north of the Queensferry Crossing, the M90, M8, M9 motorway network and the A985. Edinburgh City Centre is located less than 15 miles to the south.

More specifically, the subjects are located to the south west of Rosyth town centre on the north side of Admiralty Road with direct access to the A985 which benefits from 12,000 vehicles passing daily.

DESCRIPTION OF PROPERTY

Hilton Garden City is a visionary mixed use community development which on completion, will provide a range of commercial, employment and residential uses.

The larger site is master planned for over 450 new homes.

Phase 1, which fronts Admiralty Road, is complete and consists of a considered mix of family homes flanked by a neighbourhood retail parade anchored by Sainsbury Local.

The northern most section of the site is under offer to a national house builder who have submitted planning permission for the construction of a further 165 family homes.

We are delighted to have been appointed to market three highly visible development plots which wing phase 1.



Site 3

The sites are zoned in the Master Plan for commercial and residential uses. Site 1 and 2 are both allocated for commercial employment uses whilst Site 3 benefits from an existing planning consent for a mixed use development which comprises a balanced mix of residential, class 1 (retail) & class 2 (financial services), a nursery, a dentist and other employment related uses.

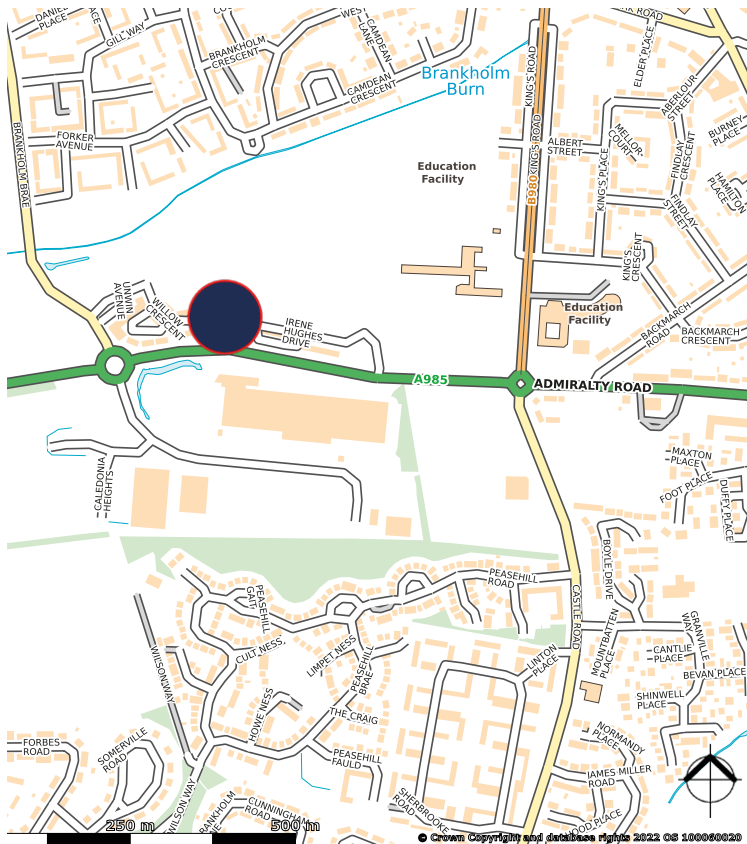
We are of the opinion that this planning consent could be varied to suit a differing development mix subject to the necessary planning consents being obtained.



Under offer residential development land



Masterplan per original consent



ACCOMMODATION

The sites extend to the following approximate areas:

- Site 1 — 1.69 acres (0.68 ha)
- Site 2 — 0.61 acres (0.24ha)
- Site 3 — 1.07 acres (0.43 ha)

The above areas will vary following a detailed land survey and title plans being created.

PLANNING

We advise interested parties to make their own enquiries direct with Fife Council's planning department in respect of their proposed uses.

Further information on the existing consents can be viewed on Fife Council's planning portal using the following reference numbers:

Original consent - 11/06658/PPP

Site 3 consent — 14/03707/PPP & 15/01946/ARC

TENURE

Heritable (freehold) interest with vacant possession.

PRICE

Offers are invited for the sites either as a parcel of three or individually.

DATA PACK

Additional information can be provided on request.

LEGAL COSTS + VAT

Each party to bear their own legal costs.

The purchaser will be liable for LBTT and registration dues incurred.

VAT may be charged at the prevailing rate.

To arrange a viewing please contact:



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