



FOR SALE

Site at Ridge Way, Hillend and Donibristle Industrial Estate,
Dalgety Bay, Fife, KY11 9JN

Industrial development site extending to 0.63 acres (0.25 hectares)

Within a bustling Industrial Estate

Potential for class 4, 5 & 6 operations (Subject to Planning)

Nearby occupiers include Rolls Royce, Ingenico, Hillend Engineering, BAE Systems,
Asda Superstore as well as the upcoming Gateway Development

Excellent road connectivity to M90

Offers over £100,000

LOCATION:

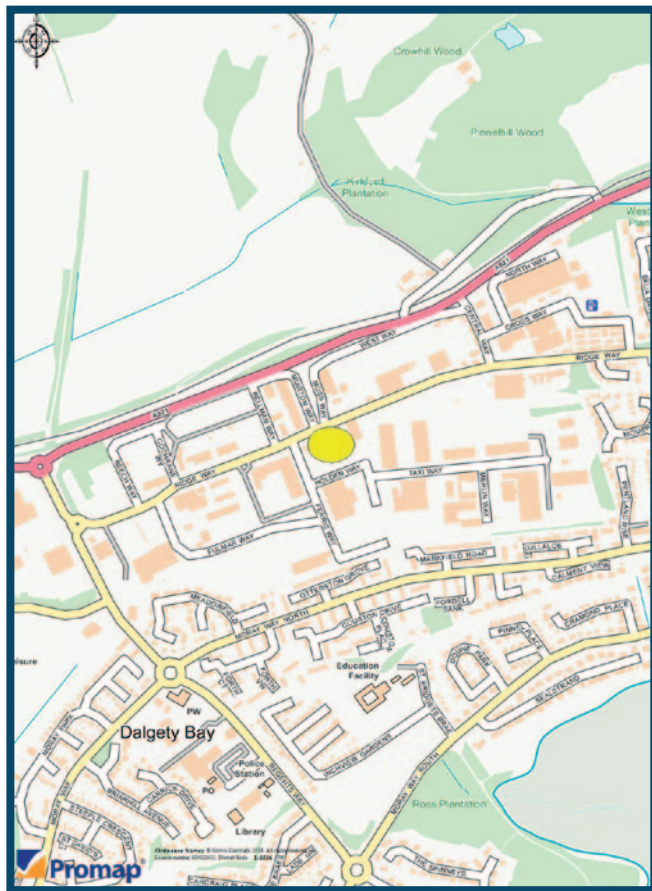
Dalgety Bay is a small expanding commuter town situated on the north bank of the Firth of Forth, approximately 5 miles south east of Dunfermline. The town has a population of around 12,000 people and benefits from its own mainline railway station providing an attractive commuter location to nearby Edinburgh, which lies approximately 16 miles south east of the subjects.

The nearby town of Dunfermline provides the main principle commercial centre for the West Fife area, again with an expanding population now exceeding 50,000 persons. This area of West Fife is important as a strategic location, lying a few miles north of the Forth Rail Bridge and the new Queensferry Crossing adjacent to the M90 motorway.

The subjects themselves are situated within Hillend and Donibristle Industrial Estate, lying to the northern periphery of Dalgety Bay. The estate contains a wide range of industrial properties and businesses, ranging from high-tech electronic uses to primary engineering.

More specifically, the site is situated in the centre of the estate just off the A921 coastal route linking the Queensferry Crossing, M90 with Kirkcaldy. Ridge Way itself is one of the main routes through the Industrial Estate therefore the site benefits from a prominent location, with easy access to the motorway and the regions' two principle towns of Dunfermline and Kirkcaldy.

The location of the subjects is shown on the appended plan below.



Hillend and Donibristle Industrial Estate benefits from a Regeneration Steering Group comprising businesses from the estate with support from Fife Council. The focus of the Steering Group is on the planning for the next generation of modern manufacturing whilst creating opportunities for Scottish based companies to relocate and to attract inward investment for the estate. Key objectives include delivering property investment/reinvestment, establishing a strong brand identity for the estate whilst ensuring the site infrastructure meets requirements of occupiers and future investors.

If you require additional information about the estates regeneration, please contact the Steering Group on 0345 600 1359.

DESCRIPTION:

The site itself is of a regular shape and is predominately of a concrete nature being bounded by a grass verge. Access will likely be taken to the west side of the site from Ridge Way.

The site extends to approximately 0.63 acres (0.25 hectares), potentially suited for a variety of uses within class 4,5 & 6 development.

PRICE

Offers over £100,000 are sought for our clients heritable interest (Freehold).

PLANNING

The subjects are currently zoned under the local plan as an employment area and consideration will potentially be given to uses classes 4, 5 and 6.

VAT

All prices quoted are exclusive of VAT which may be chargeable.

DATE OF ENTRY :

Upon completion of formal legal missives.

LEGAL COSTS:

Each party will be responsible for paying their own legal costs. The purchaser will be responsible for payment of any Land and Buildings Transaction Tax (LBTT) and VAT incurred.

FURTHER INFORMATION:

Strictly by contacting the sole selling agents:-

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