

DEVELOPMENT LAND

All Enquiries - For Sale - Lochgelly, Fife



The land is currently zoned for residential use and, subject to planning, would also be suitable for industrial and commercial uses such as warehousing and storage.

Description

Lochgelly Business Park is a successful commercial location and is home to variety of businesses.

This success is due to:

- Fast, Congestion-Free Access onto the A92 - the main arterial route through Fife
- A few minutes drive onto the M90 taking you south to the Queensferry Crossing over the over the Forth, and also north on the M90 to Perth and Aberdeen

For more information please visit **www.lochgellybp.co.uk** Auchterderran Road, Lochgelly, Fife KY5 9HF





DEVELOPMENT LAND

All Enquiries - For Sale



Views to the Lomond Hills





Communications

Lochgelly Business Park offers fast and easy access into Scotland's Motorway network.

Road

Drive times & distances:

- One minute to the A92
- Six minutes from the M90
- 14 minutes/11.5 miles to the Forth Road Bridge
- 22 miles to Edinburgh
- 31 miles to Perth
- Congestion free access straight through to A roads and Motorway

Rail

Lochgelly Train Station:

- 5 minutes walk from Lochgelly Business park
- 50 journey minutes to Edinburgh Waverley trains every hour
- 13 minutes journey to Glenrothes

Lochgelly Business Park Auchterderran Road, Lochgelly, Fife KY5 9HF



ocation

The site lies to the rear of LBP and can be accessed via the common yard.

Planning

Currently zoned for residential use, we believe the land would be suitable for industrial and commercial uses.

Joint Agents



DM Hall Contact: Lois Paterson T: 01383 604100 • M: 07721 449437 E: lois.paterson@dmhall.co.uk

> 27 Canmore Street Dunfermline KY12 7NU www.dmhall.co.uk



Telford Property Consultants Ltd Contact: Roger Telford T: 0131 344 4197 • M: 07917 558449 E: roger@telfordproperty.com

> 37 George Street (2nd Floor) Edinburgh EH2 2HN www.telfordproperty.com

For more information please visit www.lochgellybp.co.uk

DISCLAIMER: No one is authorised to use or copy the information in this brochure in any way. While we endeavour to ensure information is correct no reliance can be placed on any of the data contained in this brochure and no warranty is given in relation to the information - no responsibility can be accepted by Telford Property Consultants Ltd or DM Hall for any decisions action taken upon its contents. June 2023