

# Levenmouth Business Park

Sites available  
ranging from  
0.8 ha (2 acres)  
to 8ha (20 acres)

## SERVICED LAND AVAILABLE FOR BUSINESS USE

**PLOT C**  
0.9 HA  
(2.22 AC)

**PLOT B**  
1.65 HA  
(4.08 AC)

**PLOT D**  
1.4 HA  
(3.46 AC)

**PLOT E**  
2.8 HA  
(6.92 AC)

**PLOT F**  
UNDER OFFER

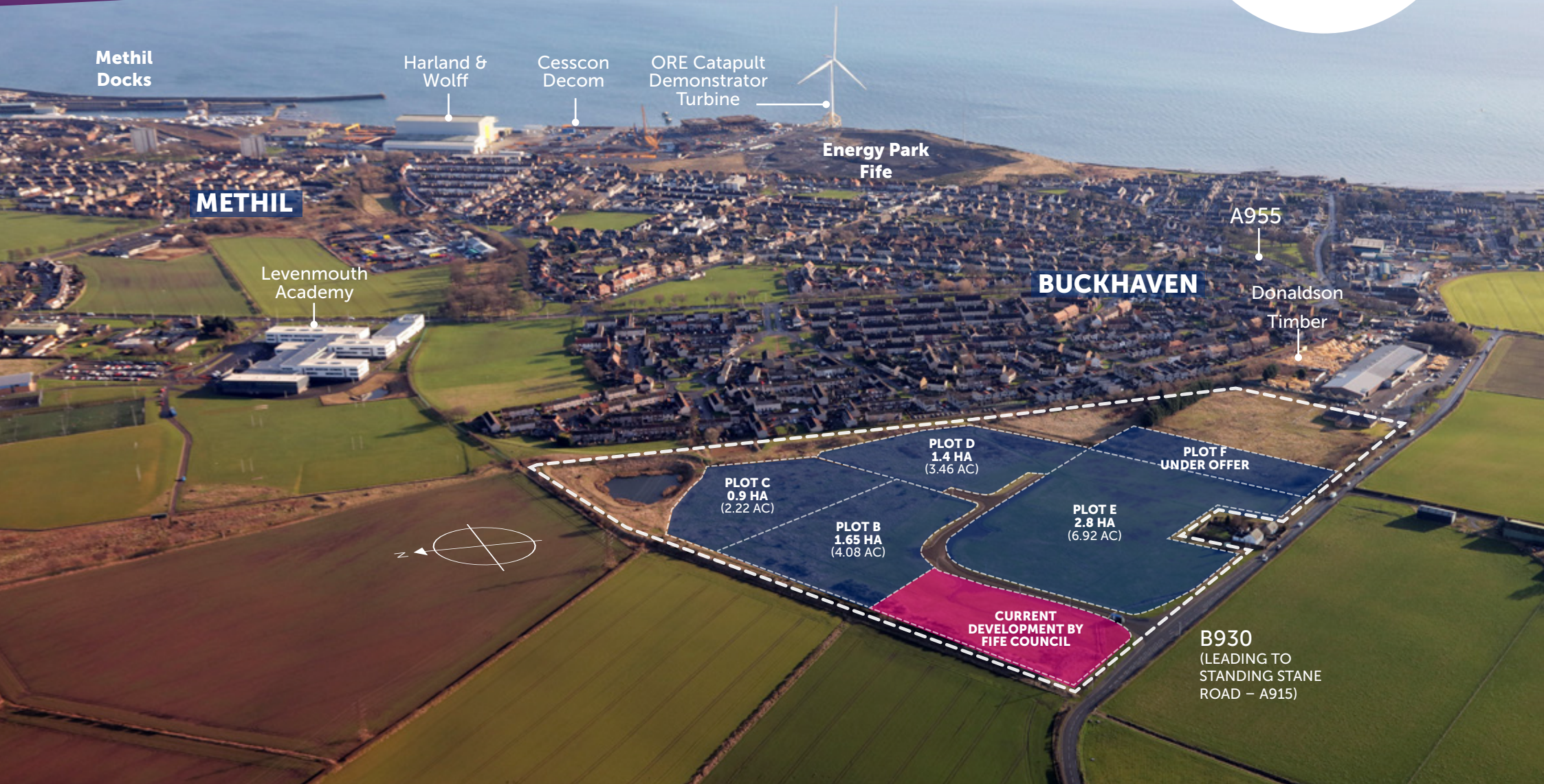
**CURRENT  
DEVELOPMENT BY  
FIFE COUNCIL**

**Levenmouth Business Park extends in total to c16 ha offering a range of employment sites to meet varying business requirements.**

Development of the Park is a Fife Council led project with the support of Scottish Enterprise which has seen an investment programme to date of £3 million which has provided a new access road and utilities infrastructure. Site servicing works are ongoing at the Park and any disposal/lease will be conditional upon these works being completed.

**Close to new  
Levenmouth  
Rail Link**

**Easily accessible  
via Road**



Methil Docks

Harland & Wolff

Cesscon Decom

ORE Catapult Demonstrator Turbine

Energy Park Fife

**METHIL**

Levenmouth Academy

**BUCKHAVEN**

A955

Donaldson Timber

PLOT C  
0.9 HA  
(2.22 AC)

PLOT B  
1.65 HA  
(4.08 AC)

PLOT D  
1.4 HA  
(3.46 AC)

PLOT E  
2.8 HA  
(6.92 AC)

PLOT F  
UNDER OFFER

CURRENT  
DEVELOPMENT BY  
FIFE COUNCIL

B930  
(LEADING TO  
STANDING STANE  
ROAD – A915)

## PLANNING

Levenmouth Business Park is an area allocated for business uses suitable for Class 4 (Office/Light Industrial), Class 5 (General Industrial) and Class 6 (Storage and Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

## TENURE

Further details on application.

## PRICE

Further details on application.

## ENTRY

The Date of Entry shall be agreed subject to legal settlement.

## LEGAL

Each party to bear their own legal costs in the documentation of this transaction; however, the purchaser/lessee will be liable

for Land and Buildings Transaction Tax, Registration Dues etc & VAT incurred thereon. The land will be sold or leased subject to a condition that any development proposal will be required to be completed within an agreed timescale and, further, will be sold and/or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back provisions and standard security, as necessary, and otherwise subject to any other terms and conditions as may be agreed.





## LOCATION AND CONNECTIVITY

Situated approximately 40 miles north of Edinburgh and 20 miles south of Dundee, Levenmouth Business Park is located less than one mile from Energy Park Fife on the Methil waterfront.

### ROAD

Accessing Levenmouth Business Park is easy with the A92 running through central Fife to connect with the north of Scotland and the M90 connecting Fife with Edinburgh.

### AIR

Edinburgh Airport is less than 50 mins by road and is the UK's 6th busiest airport with 37 airlines flying 221 routes to 158 destinations.

### RAIL

Close to the proposed Levenmouth Rail Link which will provide connecting services to Dundee and the East Coast main line linking London with Aberdeen, as well as direct trains to Glasgow and Edinburgh.



For more information please contact the:  
**Property Investment and Development Team**  
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#fifemeansbusiness