

WESTWOOD PARK GLENROTHES FIFE, KY7 4GA

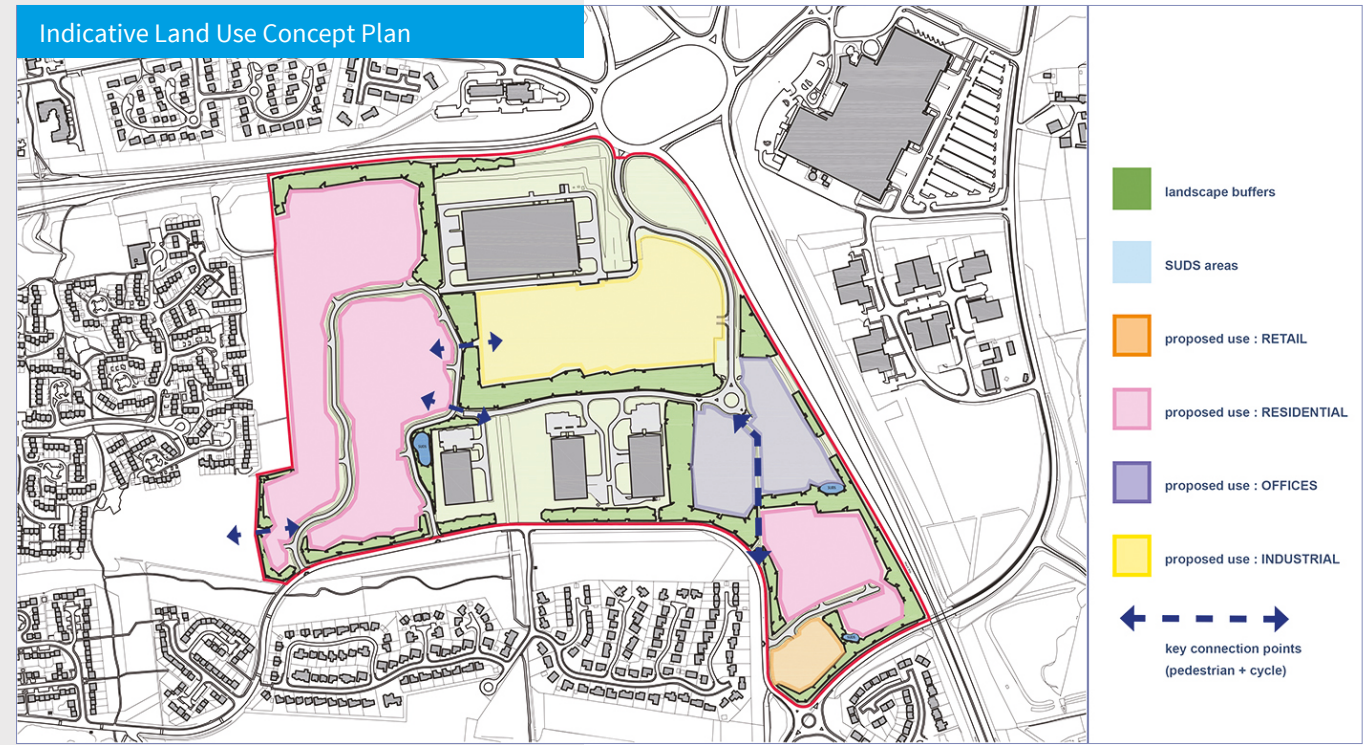
FOR SALE

In Whole or In Part



- 30.22 HECTARES (74.64 ACRES) APPROX
- STRATEGIC DEVELOPMENT OPPORTUNITY
- RESIDENTIAL/BUSINESS SPACE/RETAIL

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DESCRIPTION

The subjects for sale comprise vacant undeveloped land with minded to grant planning permission in principle for a residential led mixed use scheme as indicated on the Masterplan. The site is bounded to the east by the A92, to the north by B921, to the west and south by established residential estates.

PLANNING

The site is being sold with the benefit of minded to grant planning permission in principle(PPP) (Ref: 12/01300/PPP) for residential, mixed use development (Class 4 Business, Class 5 General Industrial and Class 6 Sales and Distribution) and ancillary uses (Small Scale Food and Non-Food Retail, Class 1), Crèche, Class 10 non-residential institution and Class 3 Restaurant (with ancillary take-away) incorporating road works, associated infrastructure and landscaping. The Masterplan which forms the basis of the PPP illustrates the principal residential element of the scheme being located on the west side of the site on land extending to approximately 12.56 hectares (31.02 acres). There is a further area zoned for residential purposes to the south-east of the site extending to approximately 2.14 hectares (5.3 acres). The PPP is based on an indicative capacity of 375 housing units, 10% of which are to be affordable.

The proposed retail development is on the south-east corner of the site, adjacent to the residential zone. The retained employment land (Class 4, 5 and 6) is located on the remainder of the site adjacent to the existing business units and extends to approximately 30 acres).

Further enquiries should be made to Elspeth Cook (Elspeth.Cook@fife.gov.uk)], Fife Council Planning Department.

SITE AREA

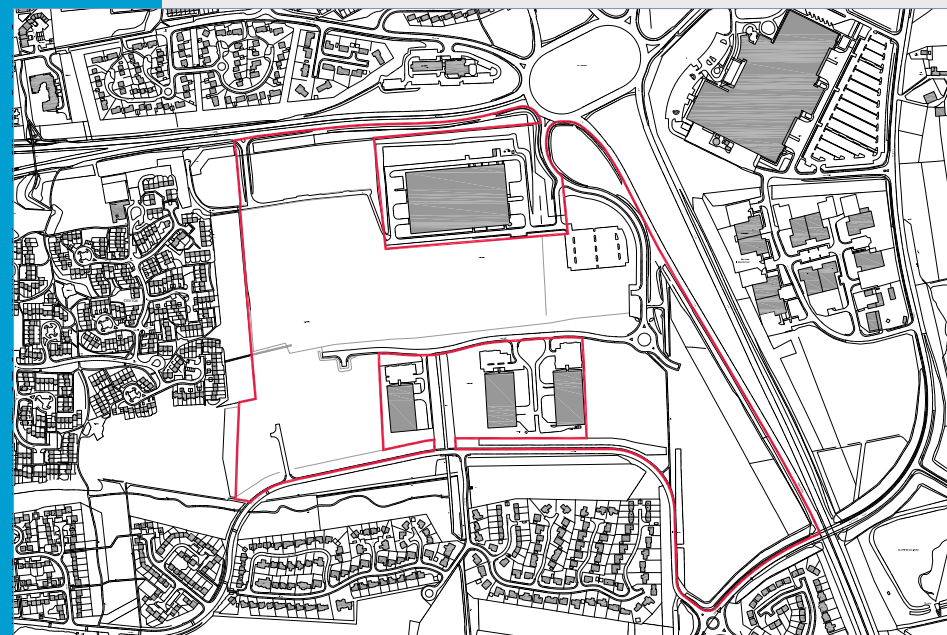
The total site area is calculated to extend to approximately 30.22 hectares (74.64 acres).

PREAMBLE

A rare opportunity to purchase prime development land adjoining the A92 Fife Expressway, close to Glenrothes Town Centre, surrounded by a wealth of amenities.

LOCATION

The site adjoins Bankhead Roundabout, forming the gateway to the south-west of Glenrothes Town Centre. Glenrothes is one of the principal towns (population circa 40,000) in Fife located at the heart of the region with excellent communications by road to the Scottish motorway network. The town is also well served by public transport with easy connections to Edinburgh and other major Scottish cities.



TECHNICAL INFORMATION

The following information is available upon request from the joint selling agents:-

1. Report on Title
2. Stage 2 Site Investigation Report
3. Topographical Survey
4. Planning Permission in Principle
5. Indicative Masterplan prepared by GVA James Barr
6. Draft Section 75 Agreement

OFFERS

Interested parties should register their interest with the joint selling agents in order to be kept advised of any closing date being set. The sellers' preference is to sell the site as a whole. However offers for parts of the site will also be considered.

Further information is available from the joint selling agents:

Stephen Robertson

GVA James Barr
206 St Vincent Street
Glasgow G2 5SG

T: 0141 305 6311

E: stephen.robertson@gvajb.co.uk



David Fraser

Ryden
7 Exchange Crescent,
Edinburgh, EH3 8AN

T: 0131 225 6612

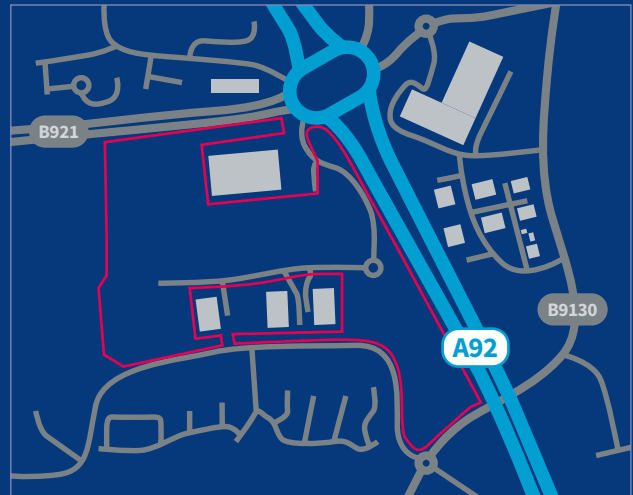
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INVEST IN FIFE

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