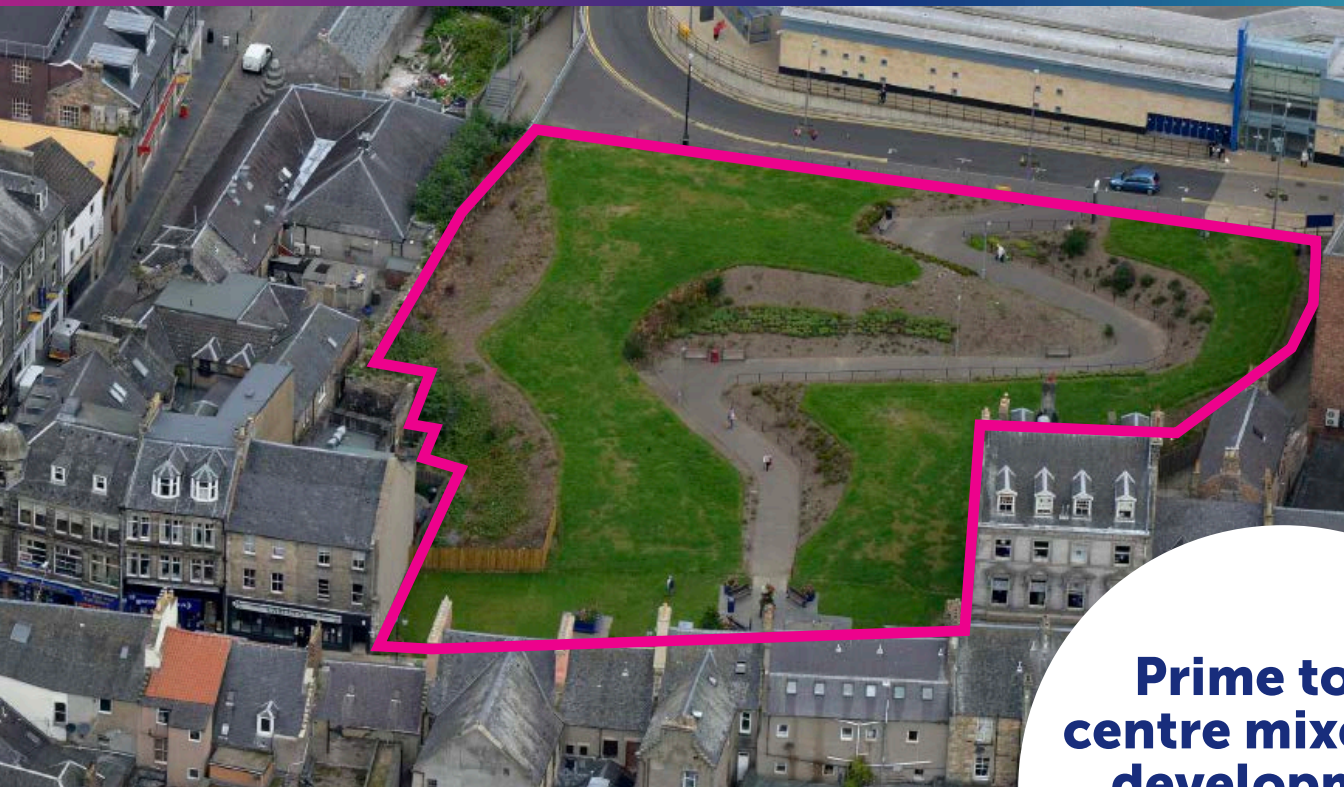


# High Street/Queen Anne Street Dunfermline KY12 7AT



**Prime town  
centre mixed use  
development  
opportunity  
For sale/lease**

**Prominent 0.86 acre – cleared site**  
**Suitable for retail and a variety of other uses**  
**Significant frontage to pedestrianised High Street**  
**Active secondary frontages**

## LOCATION

Dunfermline is situated on the north side of the Firth of Forth approximately 15 miles north of Edinburgh and is the largest town in West Fife. Dunfermline has a shopping population of approximately 55,000 people and a primary catchment of 129,000 persons.

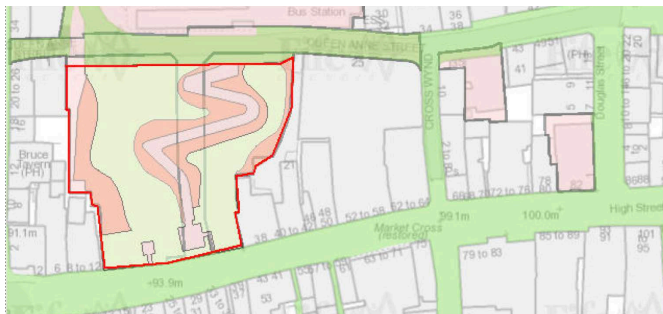
The town has experienced an unprecedented level of population growth over the last 10 years with a significant residential expansion area to the east of the town and this expansion is set to continue with further major residential areas planned to the west.

The Dunfermline retail offer has been dramatically improved with the opening in 2009 of the 162,000 sq.ft. extension to the Kingsgate Centre, which is now anchored by M&S and a new Debenhams department store. In addition, there is significant additional investment planned for the town centre over the next 5 years which will further enhance Dunfermline as a retail location.

## DESCRIPTION

We understand that the site extends to approximately 0.35 hectares (0.86 acres).

**Please note:** All interested parties will be required to make their own enquiries to confirm as to the availability and capacity of services and otherwise confirm that the site is suitable for their own proposals.



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## PLANNING

This is a significant town centre development site and the adopted Dunfermline & West Fife Local Plan 2012 allocates this site for "comprehensive redevelopment...for retail and complementary uses."

There is a presumption in favour of retail use on the High Street frontage but we are advised by the Local Planning Authority that a range of alternative uses, including bars, restaurants, leisure, hotel, office and residential will be considered within the development.

## TOWN CENTRE REGENERATION

Dunfermline town centre is the heart of the town and a priority for growth. An increased diversification and mix of current uses will bring more activity into the centre and create a unique and individual environment to stand out as a great place to visit.

We would look to support new uses (retail, leisure, commercial) that would complement and strengthen the established economic core of Dunfermline town centre.

The development must also have particular consideration for the sensitivity of the site in relation to the bus station and adjacent properties and retain a pedestrian link if possible from the High Street to the Bus Station.

## INITIAL EXPRESSIONS OF INTEREST

At this stage, we are seeking creative and viable expressions of interest for the development of this key site that may be explored in further detail. These should comprise:

1. Your full name and address, including any parent company;
2. Details of similar development projects undertaken;
3. Details of the proposed professional team, including architects,

project managers, along with brief details of their history and experience;

4. Full identification of uses proposed and where known, specific individual occupiers;
5. Details of anticipated method of funding;
6. An indicative financial proposal for the site including outline details of any profit share or overage terms envisaged.

**Please note:** Neither the Council nor their advisors will be liable for any costs incurred by third parties either through the preparation of expressions of interest or indeed once any individual party is selected as the preferred developer – all such costs must be at the individual's risk.

## TENURE

Heritable interest.

## PRICE

On application.

## LEGAL

Each party to bear their own legal costs in the documentation of this transaction; however the purchaser 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.

## VAT

Any prices quoted are exclusive and may be subject to VAT.

## ENTRY

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



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Fife Council give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise of the correctness of each item.

Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International.