

## **Sandy Brae** Kennoway



**Significant  
development site  
10 minutes away  
from the A92**

**Suitable for Class 4 Office, Class 5 General Industrial  
and Class 6 Storage and Distribution uses**

**Excellent vehicular communications**

**Site extends to 3.53 hectares (8.72 acres). Individual plots from  
0.2 hectares (0.5 acres) can be made available to suit  
individual requirements**

## LOCATION

Kennoway is a village in Fife, near Leven and Methil, situated about 3 miles inland from the Firth of Forth and north of Leven. The area is currently under regeneration and is open to new industry and occupiers.

## DESCRIPTION

The whole site extends to approximately 3.53 hectares (8.72 acres) and is situated immediately to the east of Sandy Brae Industrial Estate. The site is accessed directly using Old Station Road to the west. The site is 10 minutes away from the A92, providing transport links to Dundee to the north and Edinburgh and Glasgow in the south. The A915 is approximately five minutes away providing links to St Andrews and Leuchars.

Individual plots are available from 0.2 hectares (0.5 acres) to suit individual requirements.

**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.

## PLANNING

The site is currently allocated for General Employment. This includes Class 4 Office, Class 5 General Industrial & Class 6 Storage and Distribution uses. Interested parties should make their own enquiries to the local planning authority, Fife Council, in relation to any proposed uses for the site.

## 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.

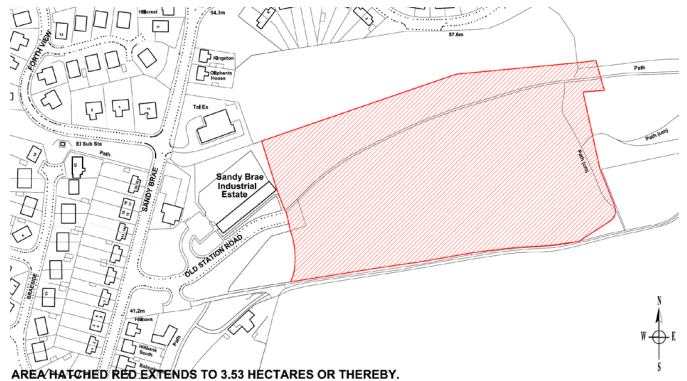
The land will be sold or leased subject to a condition that any development proposal will be required to be completed within an agreed timescale and, further, will be sold and/or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back 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.



AREA HATCHED RED EXTENDS TO 3.53 HECTARES OR THEREBY.

This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Fife Council 100023385 (2013)



For more information  
please contact the:

**Property Investment  
and Development Team**  
fifemeansbusiness@fife.gov.uk

#fifemeansbusiness

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.