

INDUSTRIAL/COMMERCIAL SITE OF 127 ACRES

HAWKHILL ROAD, KINCARDINE FK10 4BJ

FOR SALE

 PLAY VIDEO



On the instructions of Scottish Power



INSTRUCTION



We have been instructed by Scottish Power to offer for sale the site of the former Kincardine Power Station which extends to 127 acres. Scottish Power Energy Networks will continue to own and operate the sub-station and will retain access through the site for continued operation of this facility with supporting infrastructure.



LOCATION



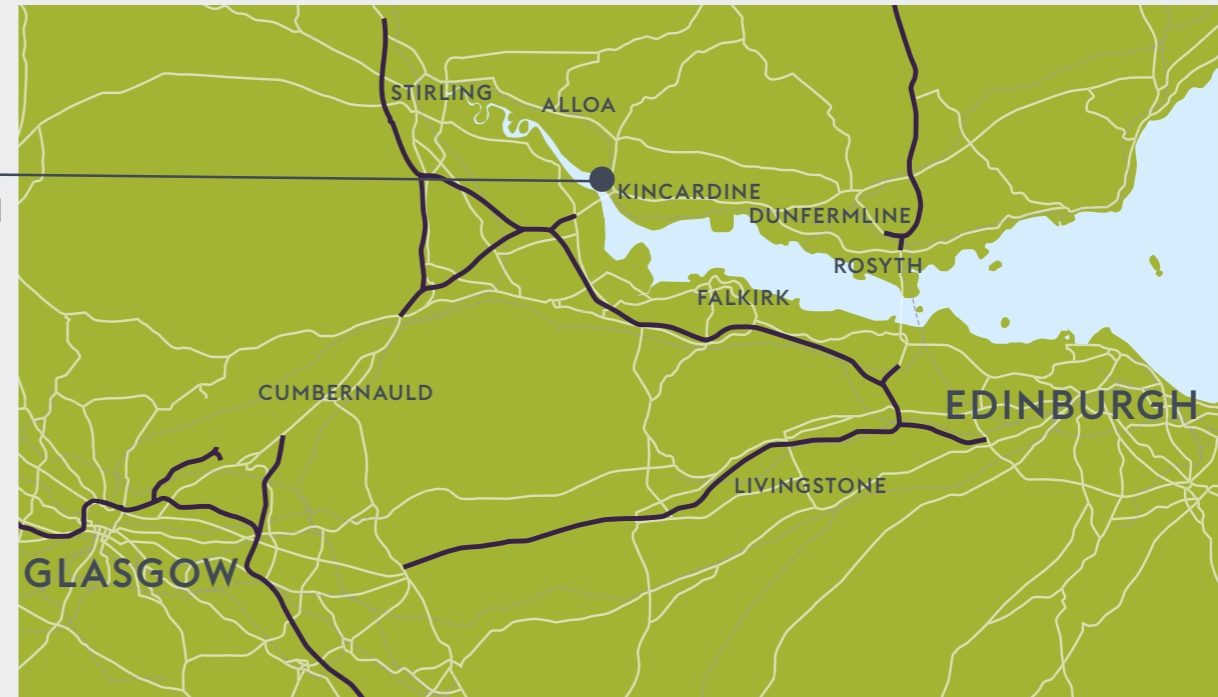
The site is situated on the northern shore of the Firth of Forth and ideally positioned in Central Scotland for access to the motorway network serving Scotland's major towns and cities. Edinburgh and Glasgow are approximately 40 minutes' drive with the main access via the M9 and M80 respectively. Local travel times include the following:

LOCATION	DISTANCE
Alloa	6 miles
Stirling	13 miles
Falkirk and Grangemouth	7 miles
Dunfermline	12 miles
Perth	33 miles
Edinburgh	30 miles
Glasgow	27 miles



The land is situated between the Kincardine and Clackmannan Bridges and to the west of the town of Kincardine.

LOCATION
OF SITE



HISTORY

As mentioned above this is the site of the former Kincardine Power Station which started the generation of electricity in 1958 and when commissioned could produce up to one-third of Scotland's total electricity needs. The station was opened by the Queen in October 1960.

Operation of the powerstation ceased in 1997 and was demolished by 2001.



DESCRIPTION

The site is bounded to the south by the Firth of Forth and the main access from Hawkhill Road and the link road connecting the site to the A977.

The entire site is security fenced with an existing and operational gatehouse and there is a small road network serving the majority of the site. The site does benefit from some areas of hardstanding and two piers into the Firth of Forth which are not currently operational.

The site also has the benefit of rail access. The sidings have been used on a temporary basis by Network Rail recently.

ELECTRICITY SUPPLY

The site benefits from an on-site Transmission Grid Supply Point, existing at 275KV but currently under upgrade to 400KV. There is also an 11KV ringmain that traverses the site which would be available for secondary supplies. Interested parties to satisfy themselves as to the capacity and connection potential of this apparatus.



PLANNING SUMMARY

The subjects are allocated within the adopted FIFEplan 2017 as a Safeguarded Employment Area and also form part of a Green Network Policy Area under reference KCDGN01 - Kincardine to Longannet.

Further information on the planning position is available on request and also by contacting Fife Council Planning Department on 08451 555555.

SIZE

We estimate the site to be a total of 51.4 Ha (127 acres).

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TERMS

The heritable interest in this site is being offered for sale and for notification of a future closing date for offers please confirm your interest in writing, marked for the attention of Neil McAllister (neil.mcallister@ryden.co.uk).

A guide price for the site is available on request.

FURTHER INFORMATION AND DATAROOM

Further information about this site is available via a DataRoom which can be accessed with a password provided by Ryden (contact: Alan Gilkison (alan.gilkison@ryden.co.uk) or Neil McAllister (neil.mcallister@ryden.co.uk)).

Ryden.co.uk
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