

# Windygates Road

## Mountfleurie Industrial Estate

### Leven (Mountfleurie)



**Excellent  
location close  
to main road  
networks**

**Suitable for  
sub-division**

**Well located development site extending to a maximum of 1.07 hectares (2.64 acres) although capable of sub-division**

**Adjacent to established industrial location**

**Suitable for Class 4 (Office), Class 5 (General Industrial) & Class 6 (Storage & Distribution) uses.**

## LOCATION

Leven is situated on the north shore of the Firth of Forth and has a resident population in the region of 25,000 people. The main commercial facilities are centred around the town centre which is approximately 1 mile to the south of the subjects.

The subjects are close to the Diageo Plant and adjacent to an existing established industrial estate.

The subjects are situated with excellent access via a new road network in conjunction with the adjoining residential developments to the west of the site.

## DESCRIPTION

The subjects comprise a 1.07 hectare development site (2.64 acres) which is available to a single occupier or alternatively can be subdivided to provide smaller plots depending on individual business requirements.

The Council is proposing to carry out site remediation works which will require to be undertaken before any sale or lease.

**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

This development opportunity is in an area currently allocated for industrial and employment uses suitable for Class 4 (Office), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses. Interested parties should make their own enquiries of 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.

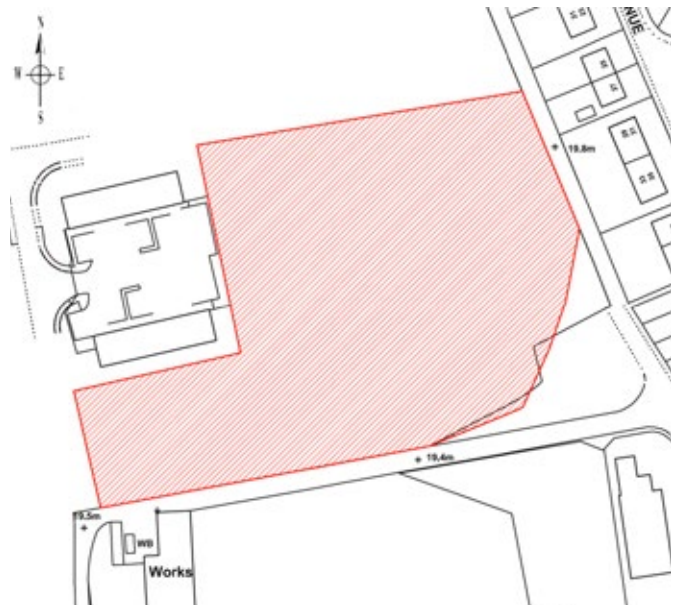
The land will be sold or leased subject to a condition that any development proposal will be required to be completed within an agreed timescale and, further, will be sold and/or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back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



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