



For Sale - Fully Serviced Development Land

Total **4.67 acres**
(1.89ha) available.

FIFE
INTERCHANGE
North

Highly prominent site adjacent to M90

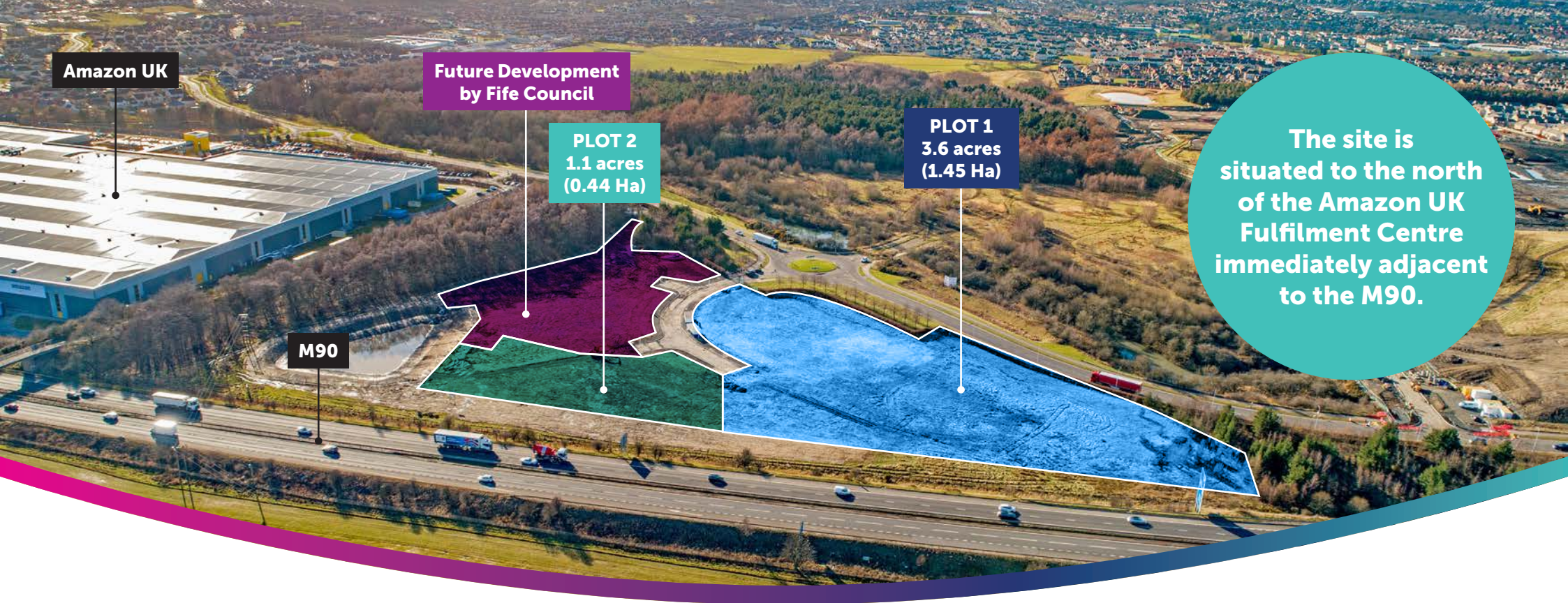
Fully serviced and ready for development

Suitable for Business and Innovation

Location - Dunfermline, Fife, KY11 8ST

investfife

www.investfife/FIN



Amazon UK

Future Development
by Fife Council

PLOT 2
1.1 acres
(0.44 Ha)

PLOT 1
3.6 acres
(1.45 Ha)

M90

The site is
situated to the north
of the Amazon UK
Fulfilment Centre
immediately adjacent
to the M90.

Description

The site has recently been serviced by the Council as part of the Fife Industrial Innovation Investment (i3) Programme. The Programme has been developed to support businesses in Fife to work in new ways that will make them more competitive and successful. The Programme forms part of the Edinburgh & South East Scotland City Region Deal, which aims to transform the regional economy with a £1.3bn programme of investment spanning 15 years.

A new access road leads from Sandpiper Drive into the site which extends to 4.67acres (1.89ha). The site can be disposed as a whole or sub-divided into individual plots.

The plots have been prepared for development and benefit from the following:

- New access road and footpaths incorporating street lighting
- Mains water supply available
- New sub-station
- Surface water - new Sustainable Urban Drainage System (SUDS) pond and outfall installed with connections available
- Foul water - available for connection within site and Sandpiper Drive
- Gas - available within Sandpiper Drive
- Service strip provision
- Telecoms - Virgin Media installed and BT ducting available

Further details and CAD plans available on request.

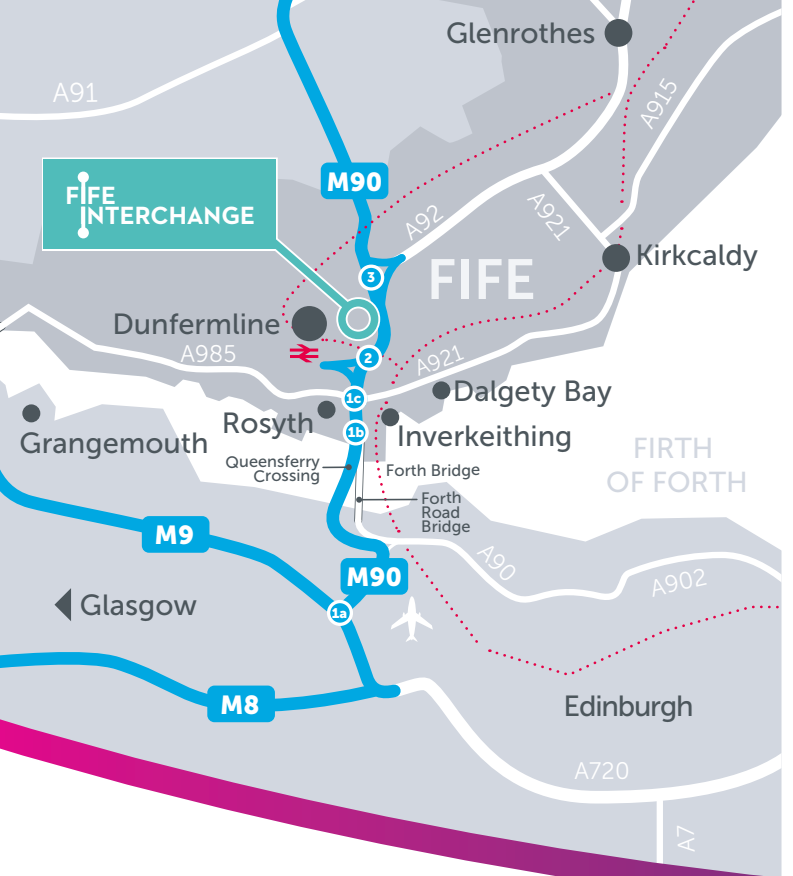
Use

Fife Council is seeking proposals from businesses with a focus on the key criteria of the City Deal programme including innovation, technology, growth as well as demonstrating employment creation, investment and sustainability. Further details in respect of the criteria are available on request.

Prospective purchasers should submit a business plan or, as a minimum, supporting documents as part of any application setting out confirmation of the nature of business proposals including commitment to innovation, funding availability, proposed investment, employment creation, sustainability and timescales.

Planning

The site currently allocated for industrial and employment uses suitable for Class 4 (Office/Light Industrial), Class 5 (General Industrial) and Class 6 (Storage and Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should make their own enquiries of the local planning authority, Fife Council, in relation to any proposed uses for the site.



The Forth Bridge

The Queensferry Crossing

Rosyth deep-port

Location

Fife Interchange is a highly prominent and well located new distribution and business park development.

Fife Interchange North can be accessed directly from Sandpiper Drive. It is situated immediately to the North of the Amazon UK Fulfilment centre and to the South of Junction 3 of the M90, which connects with the A92 (Kirkcaldy – Glenrothes) dual carriageway.

A variety of Scotland's diverse engineering, production, finance and technology companies are already situated within South Fife, taking advantage of the diverse working population and excellent proximity to Scotland's key office and industrial districts.

Approximate travel times are as follows:

	Miles	Time
Dunfermline Centre	2.5 miles	10 minutes
Queensferry Crossing	3.0 miles	10 minutes
Kirkcaldy	27 miles	20 minutes
Glenrothes	29 miles	20 minutes
Edinburgh City Centre	43 miles	20 minutes
Glasgow	49 miles	45 minutes
Perth	38 miles	30 minutes



37 airlines flying 221 routes to 158 destinations.



Rosyth deep-port is readily accessible within 3 miles of the site.



Rail connections are available at Rosyth, and Dunfermline as well as the East Coast Mainline at Inverkeithing which links London with Aberdeen, as well as direct trains to Edinburgh and Glasgow.



Park and Choose facilities are available at Halbeath and Ferry Toll, which both provide bus links to Edinburgh and Glasgow.



Terms

Price on application to Ryden. Any prices quoted are exclusive and may be subject to VAT.

The heritable interest (equivalent to freehold) will be offered and interested parties are strongly recommended to notify Ryden of their interest in writing to ensure notification of a future closing date for offers. Consideration will be given to a ground lease and/or joint venture proposal.

The date of entry shall be agreed, subject to legal settlement.

Any sale will be subject to any purchaser entering into a Deed of Conditions in respect of maintenance of common parts.

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

Anti-Money Laundering

A legally binding contract entered into as set out in the heads of terms will be subject to the counterparty satisfying the Ryden LLP requirements in relation to Anti-Money Laundering Regulations.

Viewing

The plots are available to view from the roadside (Sandpiper Drive).

Further Information

By contacting Ryden.

Neil McAllister
T: 0131 473 3212
E: neil.mcallister@ryden.co.uk

Hamish Rankin
T: 0131 473 3210
E: hamish.rankin@ryden.co.uk

Ryden.co.uk
0131 225 6612



Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are 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 as to the correctness of each of them; (iii) no person in the employment of Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. March 2022.