

# WESTFIELD

FIFE | KY5 0HJ | SCOTLAND



## Commercial Development Plots

2 – 45 ACRES





# Executive Summary

- Suitable for industrial, employment and energy-related uses
- Access from M90 and A92
- Queensferry Crossing 20 minutes
- Potential rail connection
- 22 MV energy recovery facility under construction, completion due summer 2025
- Freehold and leasehold opportunities
- Nearby towns include Glenrothes, Kirkcaldy, Dunfermline
- Design and build opportunity
- Ready for development now





# The Opportunity

We are instructed by Hargreaves Land to market Westfield in Fife which is one of the largest industrial redevelopment projects in Scotland.

Development Platforms are now available from 2 to 13.5 acres. There is also additional Phase 2 land which could accommodate a larger scale development of 40 acres.

The site benefits from planning consent for industrial classes 4 (business), 5 (general industrial) and 6 (storage and distribution) in addition to other employment-related uses. The site is particularly suitable for industrial uses requiring significant energy provision available via the

onsite energy recovery facility which is currently under construction and due for completion Summer 2025.

The energy recovery facility will have a capacity of 22 MW and will be capable of providing occupiers at Westfield with heat and power. More details on the utility provision and the related cost is available on request.

Depending on your business needs, development platforms are available on a freehold or leasehold basis. In addition a full turn key design and build solution can be agreed and delivered with Hargreaves Land.

Each occupier at Westfield can take advantage of the following:

- Fully prepared platforms now ready for development
- 22 MW Energy from Waste Facility (on site) and due for completion in the summer of 2025
- Fully consented 30 MW solar array
- Westfield's location in East Central Scotland and proximity to the M90 motorway (10 minutes)
- On-site rail halt (subject to modernisation)







CGI image of Energy Recovery Facility (completion 2025)

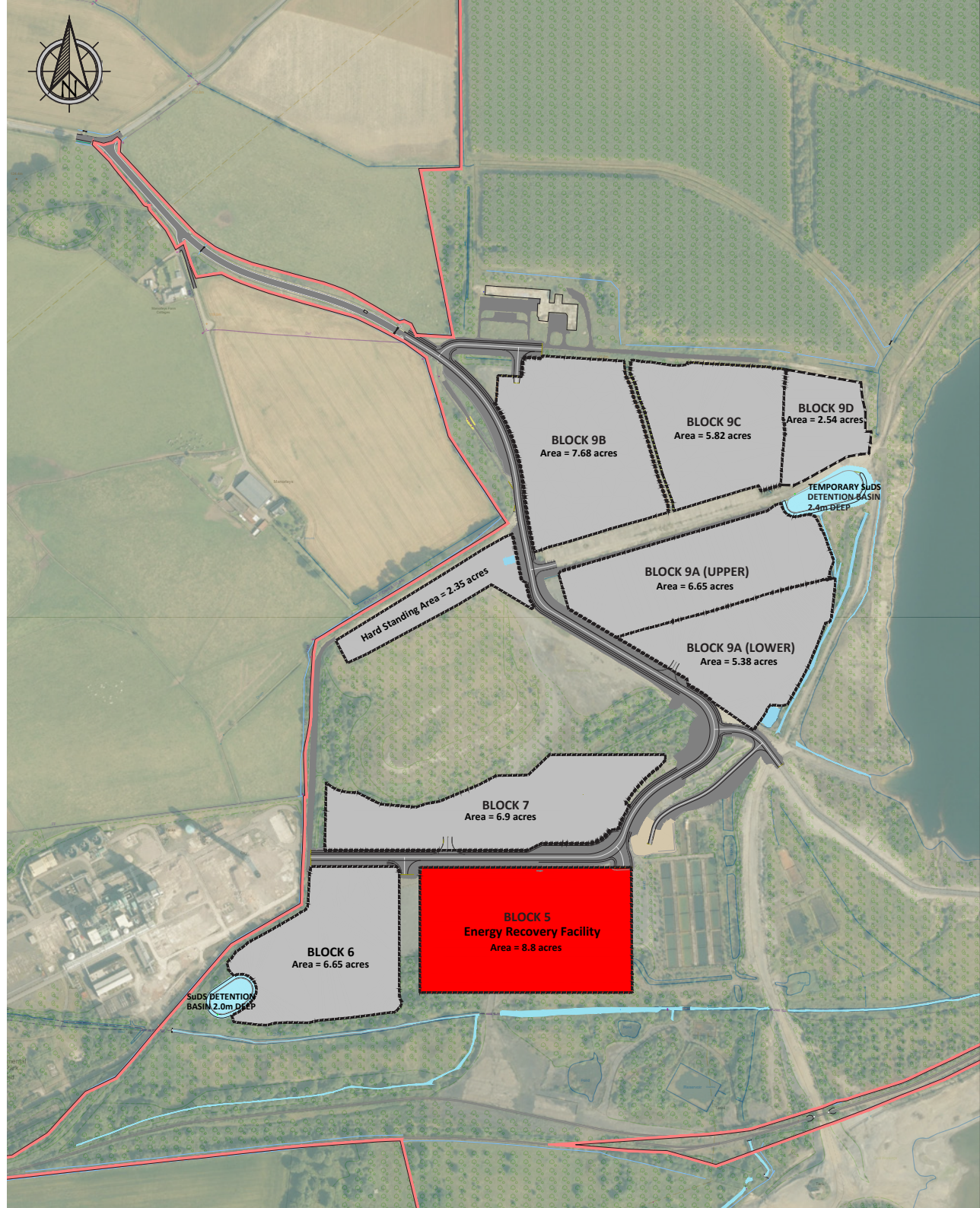


# Master Plan

- Development platforms capable of accommodating plots of between 2 and 7.7 acres - total of 45 acres
- 22MW energy recovery facility under construction (westfield-erf.co.uk)
- Consented 30MW solar array
- Access available from A92 and M90
- Industrial, employment and energy related uses considered
- Queensferry Crossing 20 minutes
- Rail halt available (subject to modernisation)
- Freehold and leasehold opportunities
- Close proximity to Glenrothes, Kirkcaldy and Dunfermline

INDICATIVE PLOT LAYOUT PLAN.  
FURTHER DETAILS AVAILABLE ON REQUEST.

**WESTFIELD-FIFE.CO.UK**





# Location

Strategically positioned in mid-Fife approximately 5 miles to the east of Junctions 4 and 5 of the M90 (Edinburgh - Perth) motorway and 3 miles north of the A92 (Dunfermline - Kirkcaldy/Glenrothes) dual carriageway. The main access to the site is from the M90 (junction 5) via the B9097. The new Queensferry Crossing is approximately 20 minutes' drive and other drive times are as follows:

Glenrothes	10 mins	Glasgow	1 hour
St Andrews	20 mins	Aberdeen	2 hours
Edinburgh	40 mins	Rosyth (Dock)	20 mins



# Terms

Individual plots can be offered on a long-term lease or freehold basis. Further details are available by contacting the agents.

# Viewings

Viewings can be arranged on an accompanied basis and by contacting the agents below.

# Further Information

**Neil McAllister**  
E: [neil.mcallister@ryden.co.uk](mailto:neil.mcallister@ryden.co.uk)  
T: 07831 610721

**Ryden**

**Andrew D McCracken**  
E: [andrew.d.mccracken@eu.jll.com](mailto:andrew.d.mccracken@eu.jll.com)  
T: 07775 813538

**JLL**

**Hargreaves Land**

With the assistance of  
**invest fife**

The agents 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 the agents has any authority to make or give any representation or warranty whatever in relation to this property. Date of publication: February 2024. Produced by Designworks.

