



investfife

Levenmouth

Where Potential Meets Opportunity

#fifemeansbusiness

Why Levenmouth

Welcome to Levenmouth, a vibrant and dynamic community on the east coast of Scotland in the heart of Fife.

Formed by the coastal towns of Leven, Buckhaven, and Methil, the area offers a compelling combination of rich heritage, stunning natural beauty, and a forward-thinking spirit, making it the ideal location for your next investment.

The region offers a unique blend of affordable living, a skilled workforce, and a strategic location, making it an ideal destination for businesses seeking to thrive.

investfife



Levenmouth offers a diverse range of investment opportunities across various sectors, each with immense growth potential:

RENEWABLE ENERGY

Levenmouth is well-positioned to become a leader in the renewable energy sector, with access to wind, solar, and tidal resources.

TOURISM AND LEISURE

Our stunning coastline, historical sites, and vibrant communities offer immense potential for tourism and leisure development. Golf enthusiasts will find themselves immersed in the rich history of the sport, with several top-class golf courses dotting the landscape.

ADVANCED MANUFACTURING

With a skilled workforce and existing industrial infrastructure, Levenmouth is an ideal location for advanced manufacturing businesses.



Connectivity to the rest of the world

The Levenmouth area boasts excellent connectivity, facilitated by convenient access via road, air, and rail. The A92 road traverses central Fife, seamlessly linking it to northern Scotland and the M90 motorway, which provides access to Edinburgh.

The Levenmouth Rail Link is anticipated to commence passenger services from Spring 2024. This infrastructure initiative will enhance connections to Dundee and the East Coast main line, facilitating direct train routes to London, Aberdeen, Glasgow, and Edinburgh.

Levenmouth's strategic location, complemented by its robust road, river, and rail infrastructure, highlights its economic significance, positioning it favourably to serve both domestic and international markets.



ROAD

Accessing Levenmouth is easy with the A92 running through central Fife to connect with the north of Scotland and the M90 connecting Fife with Edinburgh.

Edinburgh	45 Minutes
Dundee	45 minutes
Stirling	55 Minutes
Perth	35 Minutes
Glasgow	1 hour



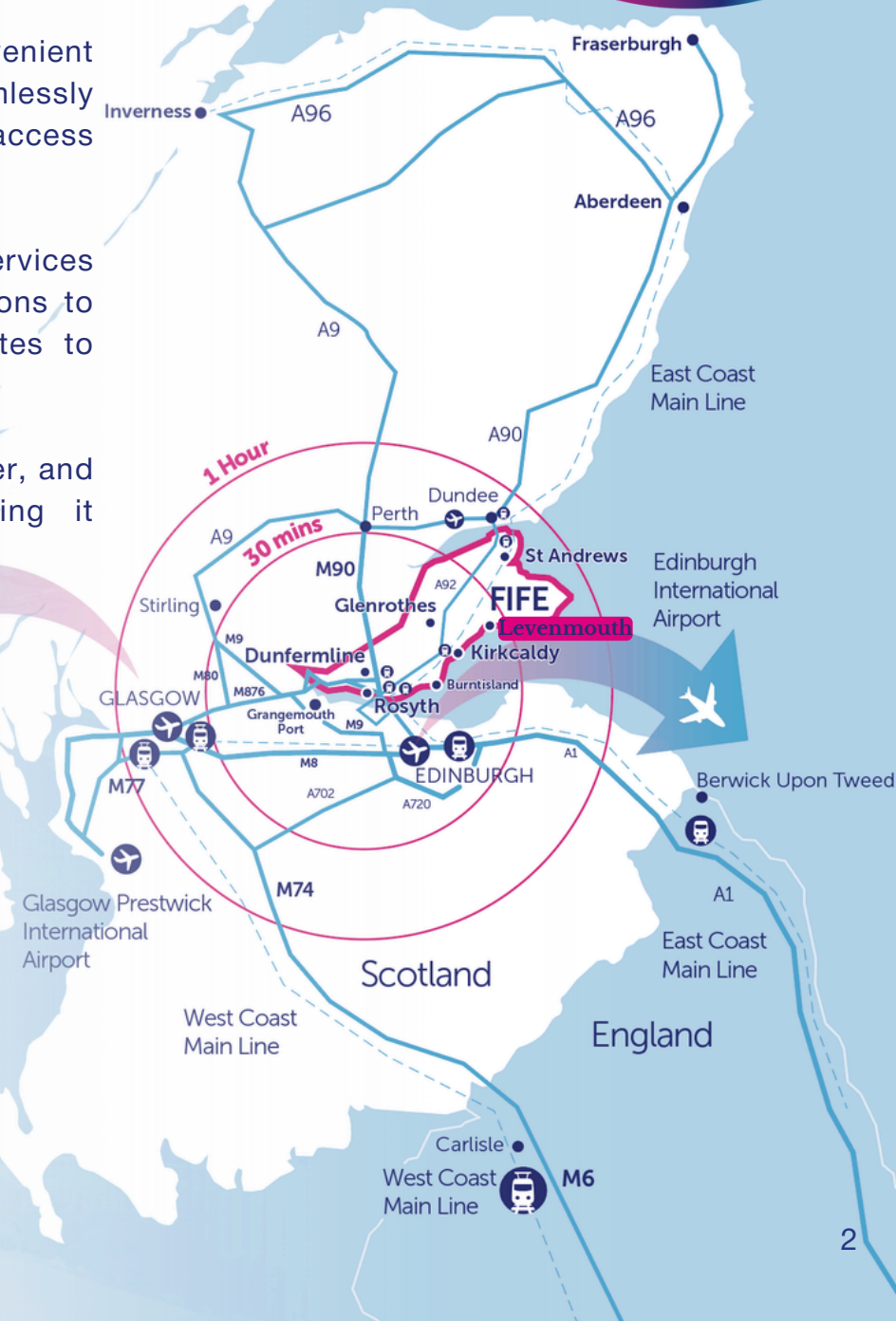
RAIL

Passenger services are expected to run hourly from Leven Train Station. Connecting Levenmouth with Kirkcaldy, Dunfermline, Edinburgh, and Dundee



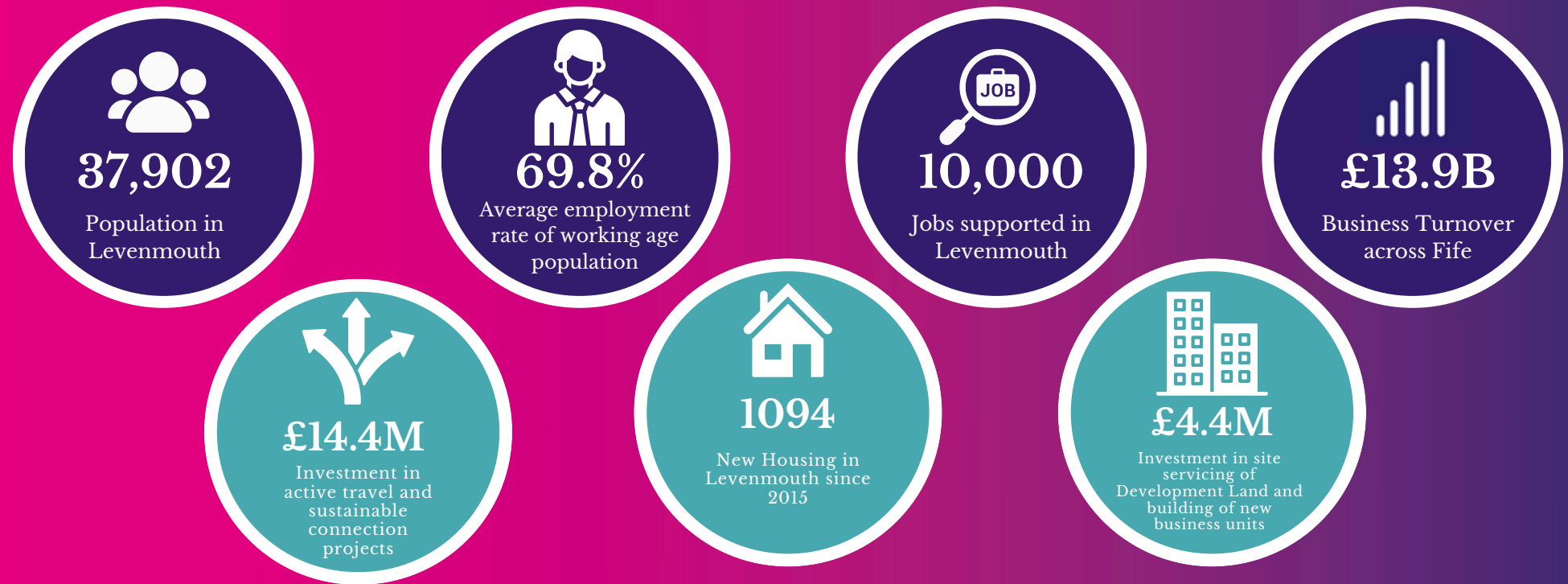
AIR

Edinburgh Airport is less than 50 mins by road and is the UK's 6th busiest airport with 37 airlines flying 221 routes to 158 destinations.



Thriving Business Environment

Investing in Levenmouth presents a promising opportunity for various enhancements across physical, digital, and energy infrastructure. The region's strategic focus lies in developing modern business infrastructure, complemented by investments in education, housing, and preserving natural assets. With a keen eye on the growing tourism sector and attractive land values, Levenmouth offers a spectrum of investment prospects ready for exploration.



The Leven Connectivity Project has secured £14.4M in investment to bolster the creation of 30km of active and sustainable connections. This initiative not only boosts local infrastructure but also opens up significant economic prospects, fostering sustainable growth.

Since 2015, a total of 48 hectares have been transformed through 25 development projects, resulting in the creation of 1,094 housing units. Such a robust investment not only enriches the local economy but also enhances the quality of life for residents, positioning the area as a desirable destination for further investment opportunities.

This investment marks a pivotal moment in the region's economic development, providing essential infrastructure to accommodate growing businesses and attract new ventures. With a commitment to fostering innovation and sustainability, these state-of-the-art facilities will serve as catalysts for economic growth, driving employment opportunities and strengthening the local community.

Levenmouth Reconnected



Revitalising the Levenmouth Rail Link, this £116 million investment is set to make a significant impact on the region's economy and connectivity. With new train stations at Cameron Bridge and Leven, this project supports sustainable travel for tourists, locals, workers, students, and freight. It's a game-changer, creating opportunities for growth and development, and establishing the region as a thriving centre for business and community.



Image supplied by Network Rail

Levenmouth Reconnected

Commercial Real Estate Propositions



Mixed Use Employment Land

Mixed-use development plays a crucial role in advancing new residential, office, and leisure projects in the area. The Levenmouth area boasts approximately 46 hectares of prime development land, offering an ideal opportunity for investors to rejuvenate the area. A recent injection of £4.4 million supports land servicing and the construction of modern business units across two sites.

High quality Business Units

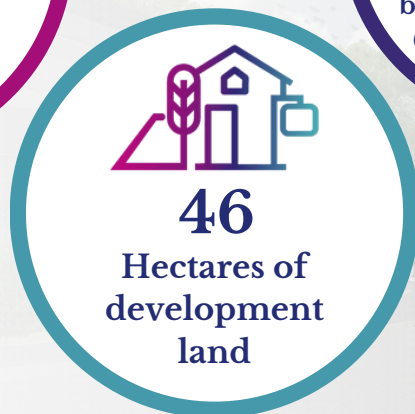
With a range of properties available to suit various business needs, Levenmouth offers prime locations for businesses to thrive. There will soon be 7 new business units suitable for Class 4, 5 & 6 uses, ranging in size from 93 sqm (1,001 sqft) to 131 sqm (1,410 sqft) at Levenmouth Business Park.

Hotel Development

Investors eyeing Scotland's tourism sector should consider Levenmouth. This coastal haven taps into Scotland's £391 million annual coastal stay revenue and shares in the £300 million golf tourism industry. With its scenic beauty and strategic location, Levenmouth promises lucrative returns and a chance to bolster regional economic growth.

Exciting Retail Opportunities Await

Levenmouth offers a great opportunity for retail businesses to thrive, thanks to a diverse customer base looking for quality products and services. The area's economy is growing, and the local government is supportive of businesses, creating a good environment for investment.



Commercial
business units across
6 industrial estates

Commercial
business units across
6 industrial estates

Commercial
business units across
6 industrial estates

Commercial
business units across
6 industrial estates



Energy Park Fife



Energy Park Fife is a world-leading engineering and research zone within the energy sector. Its location on the East Coast of Scotland gives companies easy access to the offshore energy market in the North Sea as well as global regions.

A joint venture between **Scottish Enterprise** and **Fife Council**, Energy Park Fife is capable of supporting the largest offshore projects and encompasses an engineering site, Methil Docks and Methil Docks Business Park. It is ideally suited for a range of marine energy activities, particularly decommissioning, manufacturing, fabrication and engineering, research & development and operations and maintenance.



Scottish Enterprise available land includes perimeter bund, c7.5 Ha available on upper platform

ORE Catapult Levenmouth Demonstrator Turbine

Quay 2

Quay 1

ORE Catapult's Levenmouth Demonstrator Turbine is the world's most advanced, open-access offshore wind turbine dedicated to R&D.

H100 Fife

SGN is developing a world-first hydrogen network in Buckhaven and Denbeath that will bring renewable hydrogen into homes in summer 2025, providing zero-carbon fuel for heating and cooking. In the project's first phase, the network will heat around 300 local homes using clean gas produced by a dedicated electrolysis plant, powered by a nearby offshore wind turbine.

The project is the first of its kind to employ a direct supply of clean power to produce hydrogen for domestic heating – putting Fife at the forefront of the clean energy revolution.

The system will be designed and built to ensure the same high safety and reliability standards expected from the current gas system. An on-site storage unit will hold enough hydrogen to ensure supply won't be disrupted during even the coldest weather conditions.



Timeline

The project is well into its construction phase. So far, SGN has installed over 65% of the new 8.2km hydrogen network in Buckhaven and Denbeath.

The construction of the hydrogen demonstration homes is complete, and they are now being fitted with appliances in preparation for opening up to participants.

SGN is also making progress with the construction of its production and storage facility in Energy Park Fife. The foundations of the site are now complete, four out of six hydrogen storage vessels are in place, and work to install their electrolyser has begun. The aim is for H100 Fife to go live in summer 2025. It will be operational until 2027.



Levenmouth Business Park



Levenmouth Business Park, strategically situated in Buckhaven is a cornerstone of the Levenmouth Strategic Development Area.

With a £3 million investment from Fife Council and Scottish Enterprise, the park features a modern access road and cutting-edge utilities. Accessible via major roads, this 16-hectare park offers custom employment land sites and modern business units suitable to support business growth and development in Fife.

Project Value:	£3,673,637
Investment Type:	Class 4 (Office/Light Industrial), Class 5 (General Industrial) and Class 6 (Storage and Distribution)
Location:	Levenmouth Business Park, B930 Buckhaven, Fife, KY8
Landowner:	Fife Council
Status:	First plots under construction, remainder of site being actively marketed



Close to the new Levenmouth rail link
easily accessible
via road

Sandy Brae, Kennoway

Investment type:	Class 4 (Office/Light Industrial), Class 5 (General Industrial) and Class 6 (Storage and Distribution)
Location:	Sandy Brae, Kennoway
Landowner:	Fife Council
Status:	Feasibility of site completed. Will require site servicing.

Sandy Brae Kennoway, a prime location within the dynamic village of Kennoway in Fife, near Leven and Methil.

Boasting a generous 3.53 hectares, this site, adjacent to Sandy Brae Industrial Estate, is easily accessible via Old Station Road. Just 10 minutes from the A92, which offers seamless connections to Dundee, Edinburgh, and Glasgow.

Additionally, it is conveniently located within minutes of the upcoming Levenmouth Railway.



Significant development
site
10 minutes away
from the A92

Windygates Road, Leven

Investment type:	Class 4 (Office/Light Industrial), Class 5 (General Industrial) and Class 6 (Storage and Distribution)
Location:	Windygates Road, Mountfleurie Industrial Estate, Leven
Landowner:	Fife Council
Status:	Site servicing planned



Windygates Road, Leven, boasts a 2.64-acre development site with excellent access links. Additionally, it is conveniently located within minutes of the upcoming Levenmouth Railway, set to open in the summer of 2024.

Situated on the north shore of the Firth of Forth, this plot is strategically located next to the Diageo Plant and an established industrial estate, providing flexibility for either a single large business or smaller plots with excellent supply chain opportunities.

Strong Supply Chain

A strong network of local businesses, support organisations, and educational institutions foster a collaborative environment that benefits all stakeholders within the supply chain. By leveraging its strategic location, strong infrastructure, and established companies, Levenmouth offers a compelling proposition for businesses seeking efficient and reliable supply chain connections.

Burntisland, Kirkcaldy and Methil make up **Forth Port's** Fife satellite ports, providing a variety of high-value services to their tenants and surrounding business communities. This includes the capability and capacity for handling dry bulk, decommissioning, oil & gas, agriculture, renewables, breakbulk, and paper & forest products. Forth Ports Methil is a base for one of the largest timber companies that supply their customers in and around the Fife area.

Cesscon Decom in Methil is a leading facility specialising in the environmentally responsible decommissioning of offshore assets. Located strategically in Methil, this state-of-the-art facility boasts cutting-edge technology and a team of experts dedicated to safely dismantling and recycling decommissioned oil and gas structures.

Located off the Fife coast, **ORE Catapult's Levenmouth Demonstration Turbine (LDT)** is the world's most advanced, open-access offshore wind turbine dedicated to R&D. Unique among offshore wind testing facilities, the towering 7MW machine plays host to some of the industry's most exciting innovations for testing and validation. Connected to shore by a short ramp, the Turbine is an integral part of our testing and Validation facilities. It allows developers to demonstrate new systems and methods – without the associated time and costs of conducting tests at a working offshore wind farm.

Diageo is proud to have been bottling whiskey for over 50 years at its Leven plant. Leven is Diageo's largest packaging plant in the world and is responsible for producing brands such as Tanqueray, Gordon's, Smirnoff, Captain Morgan, Johnnie Walker, Talisker and Lagavulin, which are then exported to 180 countries around the world.

Navantia UK acquired Harland & Wolff's facilities in Methil in January 2025 strengthening Britain's defence, maritime and clean energy industrial capabilities. Under Navantia UK's management, the Methil facility will benefit from extensive expertise in shipbuilding, fabrication and complex programme management, supporting both a highly skilled workforce and a robust supply chain.



Skilled workforce

Companies located in Levenmouth can benefit from recruitment, selection and training support through Fife Council's Opportunities Fife and Employability Team. The region has a strong commitment to workforce training, life-long learning and skills development – creating the conditions to attract and retain talent, develop a knowledge economy and promote a culture of enterprise.



Developing the Young Workforce (DYW) aims to create a rich variety of high-quality learning opportunities, linked to skills needs and employer demand, enabling young people to be informed and empowered to make smart decisions about the best route to work for them.



Fife College boasts first-class facilities, expert teaching and a wide range of courses suited to the needs of local and national industry. With five campuses across the region and a host of local learning centres, the College is within easy reach of the Fife community making learning even more accessible than ever before.



Opportunities Fife can provide local employers with a single entry point and act as a gateway into accessing a whole range of services available to help you and your business. They will discuss your recruitment needs, develop tailored training solutions to meet the real skill needs of your business and match these to local individuals looking for work.



The **University of St Andrews** ranks in the top 100 universities in the world. Founded in 1413, it offers students a world-renowned education that prepares them for working in a professional environment.



Fife Council, Economic Development is committed to connecting education and industry through engaging programmes for primary and secondary schools in Fife. As part of the **Culture of Enterprise® Programme** these initiatives inspire future entrepreneurs by fostering enterprising skills in young people. The **Meet the Business** programme is a great way to invest in your future workforce, providing valuable insights into working life.



Levenmouth

A prosperous investment



InvestFife is a collective brand that encompasses all of Fife Council's Economic Development services, including Business Enterprise, Land, and Property. InvestFife collaborates closely with various partner organisations, such as Business Gateway Fife, Scottish Enterprise, Scottish Development International, and the Fife Chamber of Commerce, in addition to colleagues in the Council's planning services department. This collaboration ensures the delivery of a comprehensive 'Team Fife' investment and business support package.

Let's unlock the potential of Levenmouth

Follow us on social media



Contact us to find out more
www.investfife.co.uk
fifemeansbusiness@fife.gov.uk