

investfife

# Fife

Investing in growth

# Fife - Connected, Skilled & Welcoming!

## Why invest in Fife

Abundant investment opportunities await within this well connected and globally active region, located on the East Coast of Scotland.

As part of the Edinburgh and South East Scotland City Region, Tay Cities Region, and Forth Green Freeport with a designated industrial strategy zone - Fife is a hub for advanced manufacturing, clean energy and defence, offering strong opportunities for scaled investment and economic growth.

- Fife is proud to be home to Scotland's fastest growing city, Dunfermline - this former medieval Capital of Scotland is a vibrant destination where rich heritage meets modern innovation.
- Fife is a magnet for diverse talent, skills and opportunities with the iconic University of St Andrews located in North East Fife and Fife College's new £155 million investment state of the art campus located in Dunfermline.
- 61% (over 230,000 people) of Fife's population is of working age underpinning reliable recruitment and scalable operations.
- Fife is leading Scotland's energy transition, offering a commercially attractive low-carbon ecosystem with 125 energy enterprises generating £1.47bn in turnover and the capacity to host 153 Heat Network Zones, underpinned by a strong industrial heritage and dynamic clean-energy innovation.

Fife sits within an hour's drive of Scotland's major cities and benefits from strong air links via Edinburgh Airport, which operates around 35 flights per day to London.

It also offers direct access to four key ports, including Rosyth, Burntisland and Methil.



# Fife is Investment Ready



As Scotland's third-largest local authority area, Fife is well positioned to support delivery of the UK Modern Industrial Strategy and its eight high-growth sectors. Strategically located on the east coast with strong national and international transport connectivity, Fife offers a mature economic infrastructure that supports sustainable growth and accelerates the journey from development to commercial success. A streamlined planning approach, combined with a supportive business environment, provides confidence and certainty for investors. With more than 112 hectares of prime employment land and a diverse portfolio of business property, ranging from industrial and advanced manufacturing space to high-quality offices and bespoke development opportunities - Fife presents a compelling location to invest, locate and grow.

InvestFife, Fife Council's Economic Development brand, supports global investors and businesses to grow in the region by attracting talent, fostering innovation and enterprise through a strong focus on workforce training, lifelong learning and skills development, underpinned by a skilled workforce and competitive costs that make Fife ready to welcome investment.



**374,730**

PEOPLE



**230,443**

WORKING  
POPULATION



**34,425**

STUDENTS  
STUDYING IN  
FIFE



**103,000**

JOBS SUPPORTED  
BY BUSINESS



**9,485**

REGISTERED  
BUSINESSES



**£17.1B**

BUSINESS  
TURNOVER



**£12.50** sq ft

STARTING  
OFFICE  
RENTAL



**112 Ha**

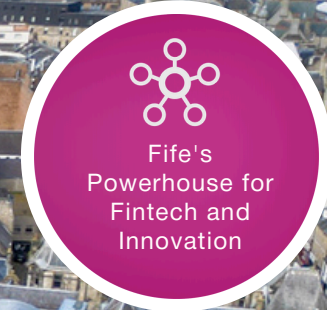
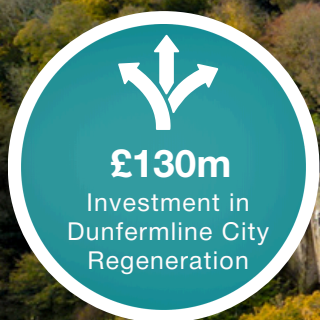
PRIME  
EMPLOYMENT  
LAND

# Dunfermline - Scotland's Fastest Growing City

Dunfermline, once the ancient capital of Scotland and now one of Europe's fastest-growing settlements, is a globally attractive hub for innovation and investment. Strategically located within the **Edinburgh and East of Scotland City Deal Region**, Dunfermline boasts premium employment land including **Fife Interchange South**, which offers an exceptional investment opportunity in one of Scotland's most strategically located business hubs adjacent to the M90.

Designated within the **Local Development Plan** Dunfermline is a **Strategic Development Area** zoned for major residential and mixed use commercial development, presenting multiple development parcels and investment opportunities which can be scaled to suit investment interest. To meet growth forecasts, the City requires substantial private capital to accelerate:

- Delivery of residential sites (including affordable and mid-market rent)
- Enabling infrastructure for the Strategic Development Area
- New commercial and innovation space linked to fintech, digital and advanced manufacturing
- Heritage-led regeneration at **Dunfermline Abbey and Palace**, where Fife Council is seeking **£15m** for a transformational redevelopment to create an internationally significant visitor destination.



# Fife Interchange South

Fife Interchange South, Dunfermline offers an exceptional investment opportunity in one of Scotland's most strategically located business hubs. Situated adjacent to the M90, with direct access to key transport routes linking Edinburgh, Dundee, and beyond, this site is perfectly positioned for businesses seeking connectivity and growth.

Flexible land parcels are available making Fife Interchange South an ideal investment location for a range of commercial uses. Investors will benefit from Fife's skilled workforce, strong supply chains, and supportive business environment.



Suitable for  
manufacturing  
& logistics



Sites available  
from 0.4 to 17.3  
Ha



Highly  
prominent site  
adjacent to  
M90



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# Strategic Investment Opportunities Across the Mid Fife Corridor

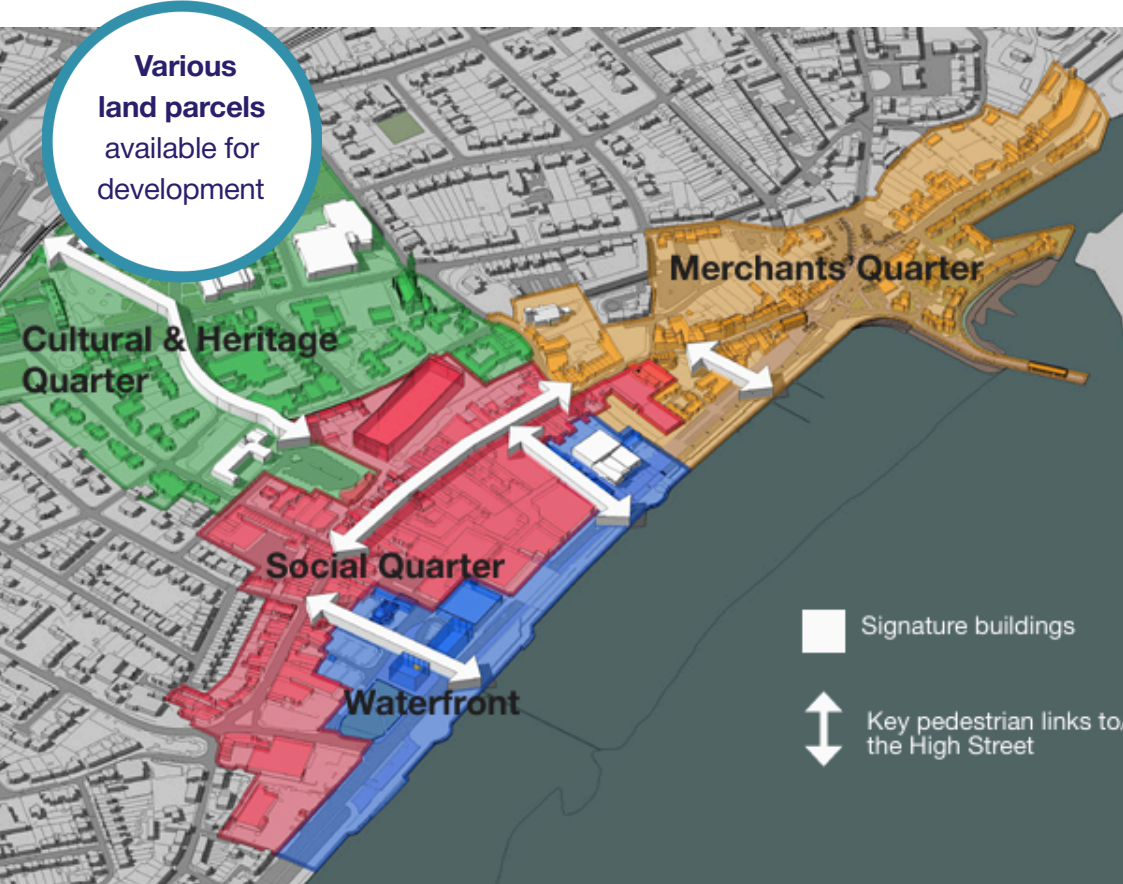


# Kirkcaldy - Where Strategic Location Meets Opportunity



Centrally located in Fife with direct connections to Edinburgh and Dundee, Kirkcaldy is a growing coastal town of around 60,000 people, with population growth of 18% forecast by 2036 - creating clear long-term demand and confidence for investors. Its prime waterfront position on the Firth of Forth offers a rare opportunity to deliver transformational mixed-use development, alongside high-value tourism and town-centre regeneration.

Significant multi-million-pound public sector investment is already unlocking sites through active land-enabling works, with further infrastructure investment planned, bringing forward a pipeline of market-ready opportunities now seeking private sector partners. With competitive land values, a strong growth trajectory and a distinctive coastal setting, Kirkcaldy is exceptionally well placed to deliver ambitious, sustainable and commercially attractive investment at scale.



# John Smith Business Park



Kirkcaldy is also home to John Smith Business Park, a strategically located employment site just off the A92 and only 30 minutes from Edinburgh, offering exceptional opportunities for large-scale commercial and leisure investment. The park provides serviced development plots ranging from 0.5 to 2.21 hectares for Class 4 business use and benefits from direct adjacency to Fife Central Retail Park, delivering strong visibility, excellent connectivity and access to an established consumer catchment. With flexible plot options and a prime position within Fife's expanding economic corridor, John Smith Business Park presents a compelling proposition for investors seeking scalable, high-quality development opportunities.

An aerial photograph showing the John Smith Business Park. The park is a large, open area with several modern buildings and parking lots. It is situated next to a major road (A92) and is surrounded by residential areas and green fields. A blue circle is overlaid on the left side of the image, containing the text "Various land parcels available for development".

Various land parcels available for development



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# Westfield - Where Infrastructure and Energy Drive Opportunity

Westfield is one of Scotland's largest industrial redevelopment opportunities, strategically located just outside the Kirkcaldy area. The site offers an exceptional platform for investors seeking scale, flexibility, and long-term growth potential.

This extensive brownfield site benefits from planning permission in principle and has been prepared to deliver new serviced development platforms, ready for investment. Plot sizes range from 2 to 45 acres, with a further Phase 2 area offering scope for larger-scale or bespoke development requirements. Planning consent has been granted for Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses, alongside other employment-generating activities. Westfield is particularly well suited to industrial and advanced manufacturing uses requiring significant energy provision, making it an attractive proposition for energy-intensive and future-focused sectors

COMMERCIAL  
DEVELOPMENT  
SITES

FROM 2 - 45 ACRES



The Westfield Energy Recovery Facility, now operational, can generate up to **24MW**, enough to power approximately 70,000 homes and businesses

One of the largest  
industrial  
redevelopment  
opportunities in  
Scotland




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# Glenrothes - Built for Growth & Ready for Investment



Glenrothes is a forward-looking town at the centre of the Fife economy, with a population of around 50,000 and forecast growth of a further 4% by 2036. Strategically located 33 miles north of Edinburgh and 24 miles south of Dundee, it benefits from strong regional and national connectivity and a well-established workforce catchment. This combination of scale, accessibility, and labour availability positions Glenrothes as a compelling location for inward investment and long-term growth.

A major town centre renewal programme is now transforming Glenrothes, guided by a comprehensive Master Plan focused on unlocking value and driving regeneration. Targeted demolition and land-enabling activity have released prime, investment-ready brownfield sites suitable for high-quality commercial, residential, and mixed-use development. Market confidence is already evident through the successful £10 million North Street scheme, anchored by M&S Simply Food and The Food Warehouse. The town is further differentiated by the Glenrothes Energy Network - an established, operational low-carbon heat network using waste heat, which offers clear potential for optimisation and expansion, providing a proven, future-ready platform to support new investment and development.

An aerial photograph of the Glenrothes town centre. In the foreground, there is a large, mostly empty parking lot. To the right, there are several large, modern commercial buildings. In the background, there are residential houses and green spaces. A purple circular callout is overlaid on the left side of the image, pointing to a specific brownfield site.

Former Rothesay  
House Development  
site area  
circa 2.22 acres  
(0.9 hectares)

# Levenmouth - Reconnected for Investment and Growth



Levenmouth is a growing coastal economy of over 30,000 people and plays a strategic role in Fife's portfolio of scalable investment locations. The area has benefited from £18.8 million of public infrastructure investment, delivering a step-change in connectivity through the Levenmouth Rail Link and enhanced active travel networks. A pipeline of strategic development land and modern business units provides immediate, flexible options for business growth and inward investment.

At the heart of Levenmouth's growth proposition is Energy Park Fife, a nationally significant clean-energy cluster anchored by the Offshore Wind Demonstrator operated by ORE Catapult. Located alongside the Port of Methil and Methil Docks Business Park, the park supports activity at scale across offshore wind, marine energy, manufacturing, engineering, and operations and maintenance, with emerging opportunities in renewables innovation, robotics, and green hydrogen. With strong connectivity, investment-ready space, and an established clean-energy ecosystem, Levenmouth offers investors a compelling platform for long-term growth in future-facing industries.



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

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



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# Levenmouth Business Park

Levenmouth Business Park is a 16-hectare, strategically positioned employment location designed to support scalable commercial growth. Underpinned by sustained public investment, the park offers fully serviced development land alongside high-quality modern business units, providing flexible options for SMEs, growing industrial occupiers, and innovation-led businesses seeking space to expand.

The park benefits from excellent connectivity, located close to the Levenmouth Rail Link and supported by strong road access, utilities capacity, and active travel infrastructure. As a core component of the wider Levenmouth growth area, and with further phases of development underway and demand already proven, Levenmouth Business Park represents a low-risk, investment-ready opportunity with clear potential for long-term value and sustained occupier demand.



Sites available ranging from 0.8 ha (2 acres) to 8ha (20 acres)

Close to Levenmouth Rail Link  
Easily accessible via Road



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# Forth Green Freeport - Enabling Innovation Led Growth



Fife lies at the heart of the Forth Green Freeport - Scotland's gateway to green growth and investment-led regeneration. The Freeport offers access to tax and customs incentives alongside world-class port infrastructure and a strong pipeline of investment-ready sites at Rosyth and Burntisland. This combination creates a highly competitive environment for investors targeting offshore wind, hydrogen, logistics, and advanced manufacturing.

The Ports of Rosyth and Burntisland provide designated employment land and flexible development parcels, supported by integrated sea, rail, and road connectivity, a skilled workforce, and established supply chains. At the centre of this opportunity is Queensferry One, a 120-acre strategic site capable of delivering over 1.2 million sq ft of industrial and logistics space to support large-scale manufacturing and renewable energy operations. Together, Fife's Green Freeport tax sites offer a future-proof, scalable platform for sustainable, long-term investment.

## Prime sites

- Offshore Wind
- Hydrogen
- Advanced Manufacturing
- Logistics

**200 hectares**  
of brownfield  
development  
land

**Designated Industrial  
Strategy Zone**  
backed by UK &  
Scottish Government



**Over 1 million**  
skilled workers  
within an hour's  
drive



**FORTH**  
GREEN FREEPORT


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# AGIC - Where Innovation Drives Growth



The Arrol Gibb Innovation Campus (AGIC) is a nationally significant innovation asset, bringing together industry, academia, and government to accelerate the commercialisation of technologies in the marine and advanced manufacturing sectors. By integrating world-class research with industrial capability, AGIC reduces development risk, shortens time-to-market, and supports businesses to scale high-value innovation with confidence.

Located within the **Forth Green Freeport Rosyth Tax Site**, AGIC offers specialist facilities, digital platforms, and real-world testing environments that enable companies to prove, deploy, and commercialise new technologies. Backed by £5 million from the UK Government’s Defence Growth Deal, the campus supports productivity growth through digitalisation, automation, and skills development, while creating a pipeline of high-value talent. As AGIC evolves as a national centre for innovation and skills, it presents a compelling opportunity for investors to engage in a future-facing ecosystem with strong long-term growth potential.



**£2.5b**  
Uplift in MOD  
SME spending by  
2028



**£5m**  
Defence Growth  
Deal funding  
secured

**50,000**  
New defence related  
job commitment by  
2035

# Strategic Housing - A Major Investment Opportunity



Fife presents one of Scotland's largest and most deliverable residential and mixed-use investment propositions, with 53 hectares available for mixed-use and leisure development and a long-term housing pipeline of 33,936 development-ready homes. The City of Dunfermline Strategic Development Area alone supports 8,000 new homes, including a 25% affordable housing allocation, offering investors significant scale, planning certainty and a clear pathway to phased delivery and long-term growth. To accelerate delivery and unlock value at pace, private sector investment is sought to forward-fund infrastructure, accelerate build-out rates and bring forward stalled or fragmented sites. Priority investor and developer opportunities include:

- Infrastructure-led investment
- Medium-density and mixed-use placemaking programmes
- Partnership delivery with Fife Council and Registered Social Landlords
- Zero-carbon, energy-efficient new-build and retrofit innovation

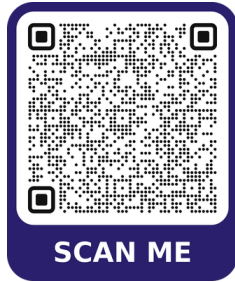
Supported by sustained population growth, a strong labour market, excellent connectivity, competitive land values and high quality of life, Fife offers a compelling, investment-grade proposition for large-scale residential and mixed-use developers seeking stable, long-term returns.



**Fife's Strategic Housing Investment Plan** has the potential to deliver 3,217 affordable units over a 5-year period

**Kingdom Housing Association** has built 44 new homes and currently building a further 80

**53 Hectares** available across Fife for mixed use and leisure proposals



# Fife



## Your Gateway to Growth and Opportunity



**INVEST**



**LOCATE**



**GROW**



Contact us to find out more  
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[fifemeansbusiness@fife.gov.uk](mailto:fifemeansbusiness@fife.gov.uk)

Invest Fife is an investment initiative supported by Fife Council and works in partnership with Scottish Enterprise and Scottish Development International