

FOR SALE

SURPLUS LAND
LYNEBANK HOSPITAL
HALBEATH
DUNFERMLINE
KY11 8JH

ON BEHALF OF NHS FIFE



- DEVELOPMENT SITE EXTENDING TO APPROXIMATELY 3.29 HA (8.14 ACRES)
- SUITABLE FOR RESIDENTIAL DEVELOPMENT SUBJECT TO PLANNING
- LOCAL DEVELOPMENT PLAN ALLOCATION FOR HOUSING
- OTHER USES WILL BE CONSIDERED
- CLEARED SITES

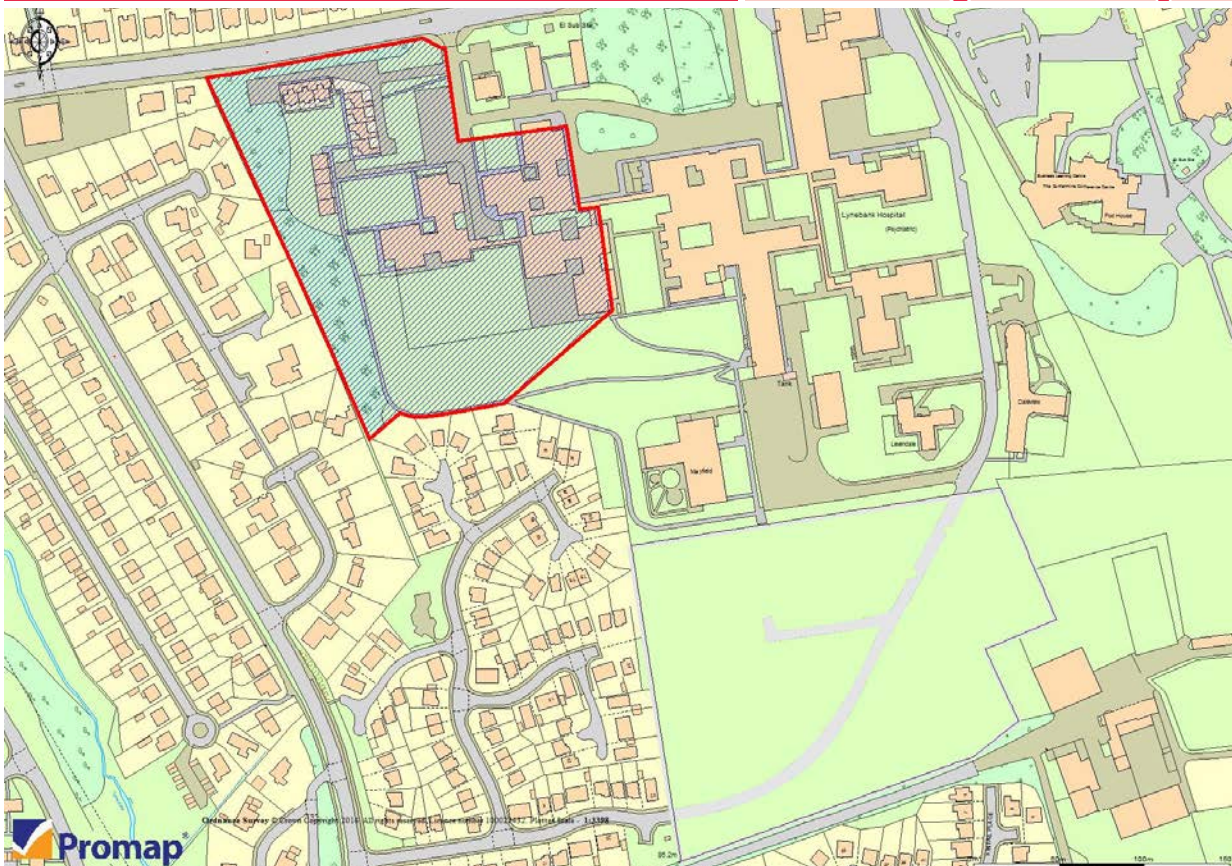
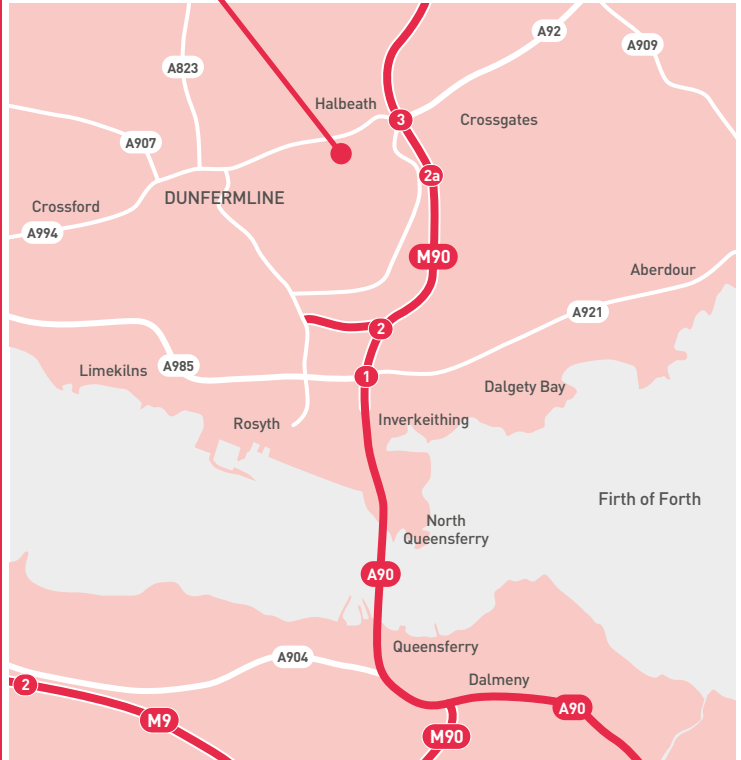
LOCATION

The property is located within the town of Dunfermline which is the principal settlement within West Fife, currently having a population of approximately 49,000 people. Dunfermline is a popular town due to its excellent location close to Central Scotland's motorway network and only 18 miles north-west of Scotland's capital city, Edinburgh.

The surplus land is located adjacent to Lynebank Hospital, approximately 1 mile north-east of Dunfermline town centre. The site is located directly to the west of the hospital and accessed from Halbeath Road (A907). The surrounding area is mixed use, including residential, retail (Halbeath Retail Park) and education (Fife College).

Location plans below illustrate the position of the property and the surplus plot.

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DESCRIPTION

Following rationalisation and redevelopment of the existing Lynebank Hospital, NHS Fife has declared an area of land to be surplus to requirements.

This land extends to approximately 3.29 ha (8.14 acres) and has recently been cleared of buildings. The site benefits from substantial prominence with frontage to Halbeath Road, the main arterial route into and out of Dunfermline town centre. Access to the site is taken directly off Halbeath Road and will be shared with the existing hospital. It is anticipated that any development will require upgrade/alterations to this existing access arrangements.

Any development that takes place on the land will have to have regard to the proximity to hospital buildings being retained and in particular the areas offering direct patient care. Appropriate levels of screening during any redevelopment of the hospital will be a key consideration in the disposal of the site.



PLANNING

FIFEplan, which is the new Local Development Plan for the area, is in its final stage and Fife Council have written to Scottish Ministers confirming it is now ready for adoption. Within FIFEplan, the surplus land is identified under REF DUN 029 (a & b) as a 'Housing Opportunity Site' for up to 200 units. Site 'a' has already been sold to Barratt following receipt of detailed planning consent for 114 units. The subject site, is referred to as site 'b'. Outlined below is the description of the site form FIFEplan:

Status, additional development requirements, and other information -

A masterplan should be prepared by the developers and/or landowners for approval by Fife Council for the hospital complex as a whole. Access proposals for sites a. (south) and b. (north) should be considered at the same time as part of the master planning process.

Green Network Priorities for this site are:

- *Deliver a north-south green network route through the site, which connects from the A907 to South Larch Road and if possible Kintail Place (in the northern part of the DEX).*

Site b:

- *Develop a high quality development frontage on to A907; incorporate the existing stone wall and mature trees.*
- *Retain the existing mature trees along the northern part of the western boundary of the site, and incorporate as part of high quality edge.*

The master plan should address the need to ensure that development on the site does not have an unacceptably adverse effect on hospital activities.

No warranty is given on any planning matters and interested parties are advised to make their own enquires with the relevant planning authorities to satisfy themselves as to the compatibility of their proposed development with any planning requirements.

OFFERS

On behalf of NHS Fife, offers are invited for the benefit of the heritable interest in the site. Interested parties should note interest with the selling agents to be kept informed of any closing date that is set.

The preference is to receive 'clean' offers which are not subject to planning. The vendors reserve the right to include a clawback agreement as part of any sale.

TECHNICAL & FURTHER INFORMATION

The following information is available upon request from the selling agents;

- Topographical survey
- Coal Report
- Ground Investigation Report
- Road adoption plan
- Planning position statement

FURTHER INFORMATION

Further information, including technical reports available on the site, can be obtained by contacting the selling agent.

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ON BEHALF OF
NHS FIFE



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