



- > BROWNFIELD DEVELOPMENT SITE EXTENDING TO 7.2 HECTARES
- > PLANNING PERMISSION IN PRINCIPLE GRANTED FOR DEVELOPMENT OF 200 RESIDENTIAL UNITS
- > RARE OPPORTUNITY TO ACQUIRE SUBSTANTIAL SITE WITHIN FIFE
- > OFFERS INVITED AT £3.5M (LOW RATE OF £17,500 PER UNIT)

RESIDENTIAL DEVELOPMENT OPPORTUNITY

GOLF COURSE ROAD , GLENROTHES, KY6 2RW

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LOCATION

Glenrothes is Fife's third largest town with a population approaching 40,000 persons within a high catchment area located approximately equidistance to the cities of Edinburgh (32 miles) and Dundee (27 miles).

The site is in a mixed-use area approximately 1.8 km southeast of the Town Centre. Access is off Golf Course Road where surrounding occupiers comprise the existing Whitehill Industrial Estate, Inch Dairnie Distillery, Fife Airport and the Golf Course.

This is an urban setting with excellent commuter links.

DESCRIPTION

The site comprises a brownfield site forming part of the Whitehill Industrial Estate which dates from the 1960's. An area of 7.2 hectares has been identified for residential development. There is approximately 120,000 sq. ft. of derelict industrial buildings located upon the land whilst the remaining industrial units within the centre of the estate have been separately disposed of to owner occupiers and investors.

Factors To Consider:

- Demolition quotes have been obtained by our client ranging from £400,000 to £440,000. These can be provided to all seriously interested parties. Crushed material can be used to provide net saving.
- Bat surveys recently completed.

- Access road already in place resulting in significant development cost savings.
- 5-year consent from 23rd December 2022
- Separate access from commercial users and landscaping to buffer residential site from commercial users.
- Requirement for 9 Affordable Housing units
- Off Site contributions – Section 75 Agreement for £113,279.

PLANNING

Planning permission in principle has been approved for the development of up to 200 residential dwellings. These will comprise a mix of predominantly detached and semi-detached properties and a small number of residential apartments which will be two and three storey in height.

Further details available on Fife Council website and the vendor has provided a data room with the relevant information.

TERMS

Our client is inviting offers of £3.5M (£17,500 per residential unit) for their heritable interest with the benefit of the planning consent.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction with the ingoing tenant being responsible for any registration dues and VAT thereon.

VAT

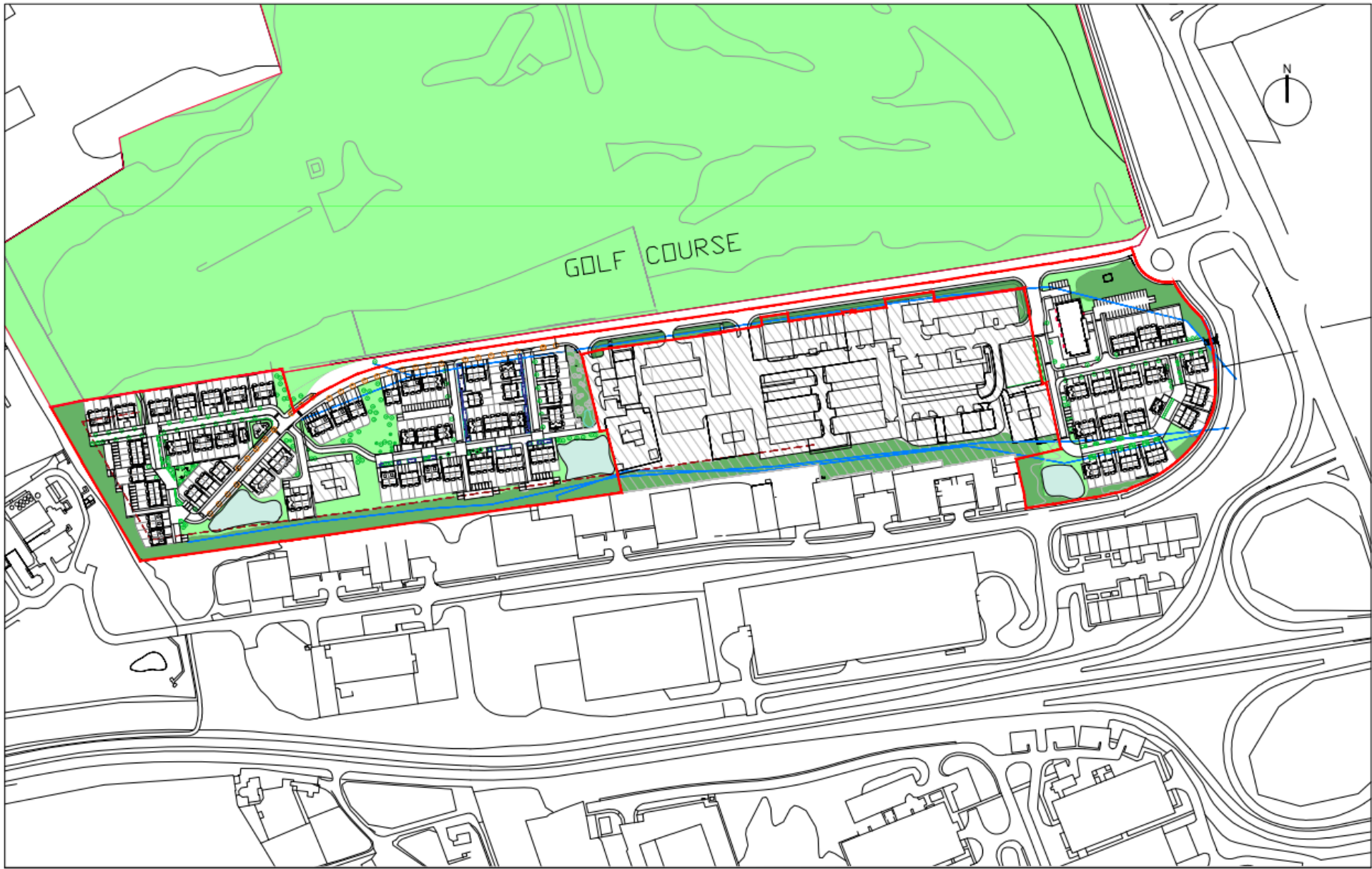
VAT is applicable.

MONEY LAUNDERING

The money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also and any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



Schedule of Accommodation										
Units	Apartments	Type	Storeys	Accommodation	msq	sqft	total sqft			
15	Block A	Apartment	3	2 Bed 1 Bath	61	657	9,849			
3	Block A	Apartment	3	1 Bed 1 Bath	50	538	1,615			
18	Total Apartments			Total Apartments sqft			11,464			
Units	Houses	Type	Storeys	Accommodation	2 Bed	3 Bed	4 Bed	msq	sqft	total sqft
47	Type D	House	2	3 Bed 1 Bath		47		84	904	42,496
10	Type E	House	3	4 Bed 2 Bath			10	103	1109	11,087
76	Type F	House	2	2 Bed 1 Bath	76			70	753	57,264
15	Type G	House	2	3 Bed 1 Bath		15		87	936	14,047
0	Type H	Cottage Flat	1	1 Bed 1 Bath				51	549	0
13	Type I	House	2	3 Bed 2 Bath		13		84	904	11,754
17	Type J	House	3	4 Bed 2 Bath			17	112	1206	20,495
4	Type K	House	2	3 Bed 2 Bath		4		91	980	3,918
182	Total Houses				76	79	27	Total Housing sqft		161,062
200	Total Units				Total sqft					172,525
Commercial Space										
No.	Unit			Type	msq	sqft	total sqft			
1	Unit A			Retail/Café	148	1,593	1,593			
1	Unit B			Retail/Café/Takeaway	62	667	667			
1	Unit C			Retail/Café/Takeaway	77	829	829			
1	Unit D			Retail/Café	145	1,561	1,561			
4	Total Commercial Units				4,650					

For further information or viewing arrangements please contact the sole agents:

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