

FOR SALE

- > **DEVELOPMENT LAND WITHIN BUSY INDUSTRIAL ESTATE OF GLENROTHES**
- > **SUITABLE FOR CLASS 4, 5 AND 6 USES SUBJECT TO APPROPRIATE PLANNING CONSENT**
- > **CIRCA 10 HECTARES IN TOTAL WITH SALE AS SEPARATE LOTS POSSIBLE**
- > **PRICE ON APPLICATION**

DEVELOPMENT SITE, WHITWORTH ROAD, SOUTHFIELD INDUSTRIAL ESTATE, GLENROTHES, KY6 2TF

Contact: Jonathan Reid, j.reid@shepherd.co.uk, 01592 205442 www.shepherd.co.uk



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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 located within the Southfield Industrial Estate accessed off Whitworth Road. This is a popular and busy industrial estate located approximately 1 mile south of Glenrothes Town Centre.

DESCRIPTION

The site comprises an area of greenfield land bound by Whitworth Road to the south and a tree belt to the north. Existing business units are positioned adjacent, and part of the site is designated as a safeguarded employment area and is suitable for employment uses falling within Class 4 (Business), 5 (General Industry) and 6 (Storage and Distribution).

RATEABLE VALUE

N/A

TERMS

Our client is inviting offers for the entire site shown on the attached plan.

In addition, offers for smaller parts of the site will be considered.

VAT

Unless otherwise stated, all prices quoted are exclusive of VAT.

LEGAL COST

Each party will to bear their own legal costs in connection with the transaction of the property



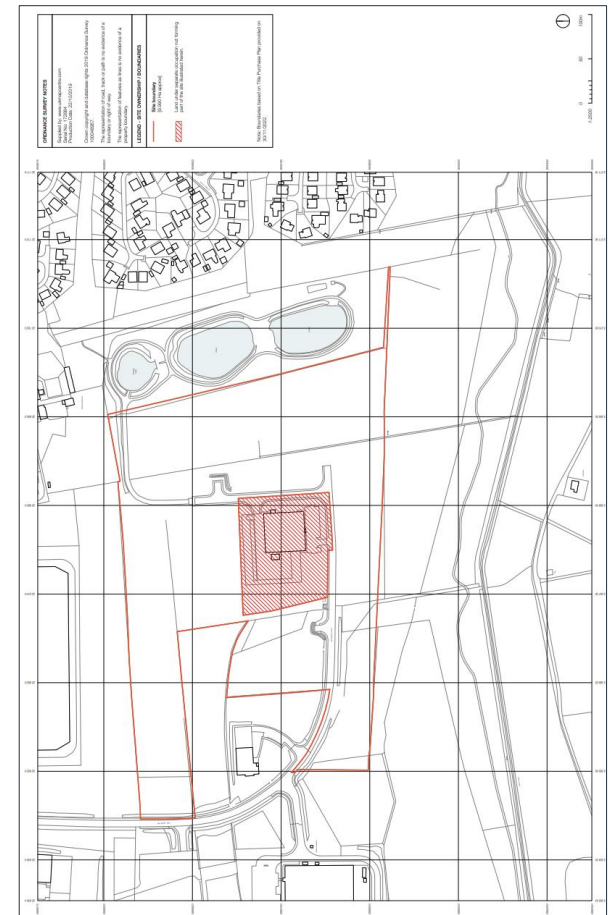
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MONEY LAUNDERING

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.

FURTHER INFORMATION AND VIEWING

Further information and viewing arrangements are available by contacting the Sole Selling Agents.



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

Shepherd Chartered Surveyors 01592 205442
Jonathan Reid – j.reid@shepherd.co.uk

www.shepherd.co.uk

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but 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 J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. PUBLICATION: JUNE 2024

