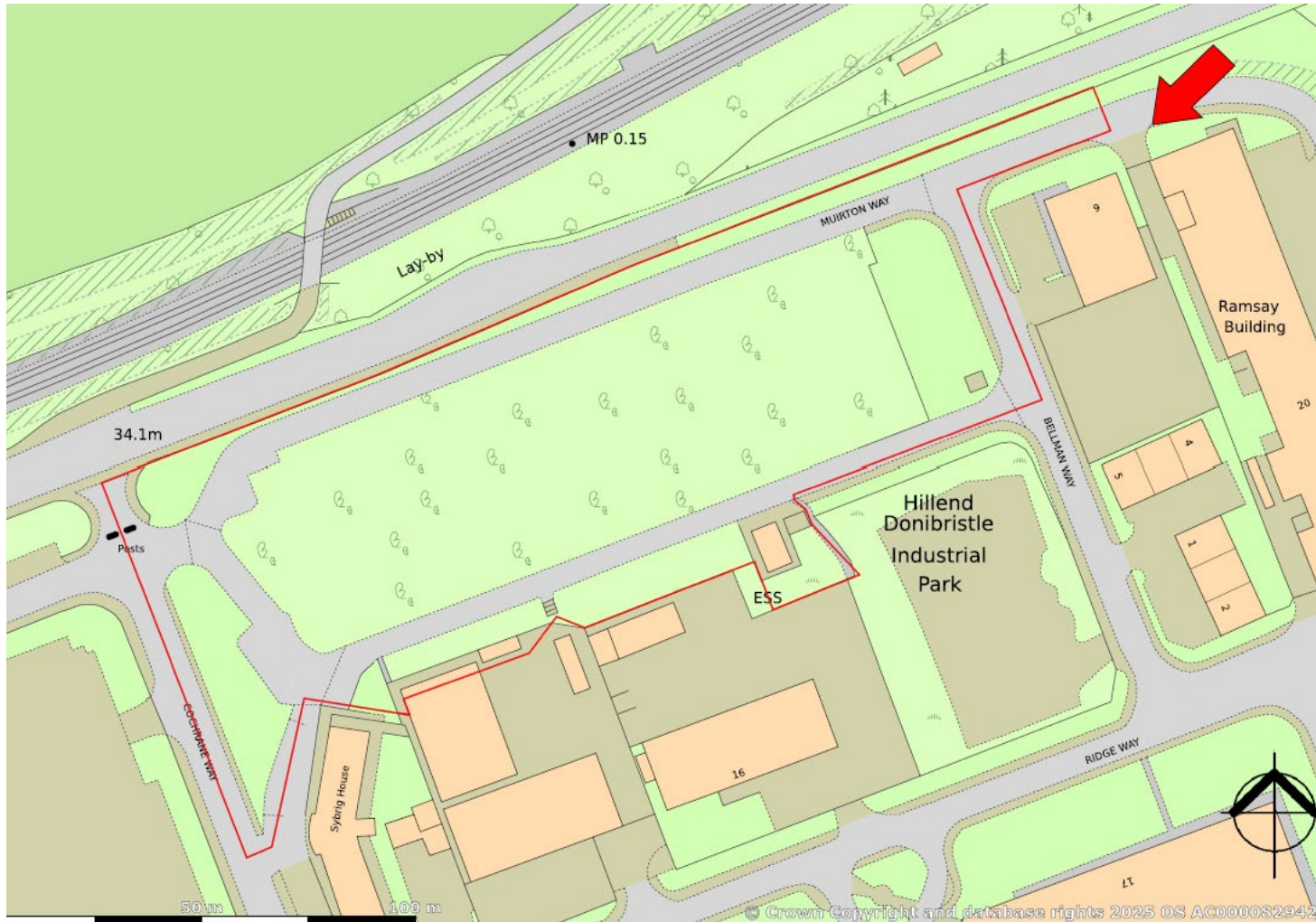


FOR SALE/MAY LET

INDUSTRIAL LAND



Bellman Way /Muirton Way,
Donibristle and
Hillend Industrial Estate,
Dalgety Bay,
KY11 9JW

- Situated on a prominent roadside site
- Excellent accessibility to the M90/A92
- Suitable for Class 4, 5 and 6 Uses
- Extends to 3.93 acres (1.59 ha)



To arrange a viewing please contact:



Duncan Fraser
Director
duncan.fraser@g-s.co.uk
07769 377 431



Joelle Campbell
Property Agent
joelle.campbell@g-s.co.uk
07570862663

LOCATION

The subjects are situated on a large site on Muirton Way and is bounded by Cochrane Way and Bellman Way with access taken from Ridge Way. It benefits from excellent roadside visibility on the main A921 Dalgety Bay to Aberdour on the fringes of a busy and popular business and industrial estate

The town of Dalgety Bay has a resident population of approximately 10,000 persons, lying approximately five miles southeast of Dunfermline Town Centre.

It is a popular residential town lying on the northern banks of the River Forth with some panoramic views across the river to Edinburgh and the Lothians.

Dalgetty Bay benefits from good road and rail links, whilst lying circa two miles west of the Admiralty Junction of the M90 and benefiting from a mainline railway connection.

DESCRIPTION

The subjects comprise an open parcel of now, undeveloped land. It extends to circa 3.93 acres (1.59 ha) and comprises areas with a mixture of surfaced parts. The site is of relatively regular shape and level.

Boundaries are a mixture of open, fenced, and hedged sections. The site also includes a degree of surrounding service roads.

ACCOMMODATION

We have calculated, by use of a digital mapping system, that the site extends to an area of 3.93 Acres (1.59 hectares)

EPC

Available on request

PLANNING HISTORY

Consent for Erection of starter and trade counter units (Class 4, 5 and 6), office accommodation (Class 4) and one retail unit (Class 1); formation of car parking and access and landscaping obtained along with respective Building Warrant (Consents now lapsed)

PRICE

P.O.A

RATEABLE VALUE

No entry could be identified on the Valuation Roll in respect of the subjects. The site may attract a corresponding Rateable Value in the future.

LEGAL COSTS + VAT

Each party will be responsible for their own legal costs incurred within this transaction. All prices quoted are exclusive of VAT.

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

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2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: January 2025