DUNFERMLINE
Prime Town Centre Mixed Use Development Opportunity - For Sale/Lease

High Street / Queen Anne Street

• Prominent 0.86 acre - cleared site
• Suitable for retail and a variety of other uses
• Significant frontage to pedestrianised High Street
• Active secondary frontages

LOCATION
Dunfermline is situated on the north side of the Firth of Forth approximately 15 miles north of Edinburgh and is the largest town in West Fife. Dunfermline has a shopping population of approximately 55,000 people and a primary catchment of 129,000 persons.

The town has experienced an unprecedented level of population growth over the last 10 years with a significant residential expansion area to the east of the town and this expansion is set to continue with further major residential areas planned to the west.

The Dunfermline retail offer has been dramatically improved with the opening in 2009 of the 162,000 sq.ft. extension to the Kingsgate Centre, which is now anchored by M&S and a new Debenhams department store. In addition, there is significant additional investment planned for the town centre over the next 5 years which will further enhance Dunfermline as a retail location.
DESCRIPTION
This site is located towards the western end of the pedestrianised section of the High Street in Dunfermline bounded by the High Street to the south and by Queen Anne Street to the North. The site was formerly occupied by two former department store buildings located on either side of what was Randolph Street however these buildings have been demolished and the site has been cleared.

A new bus station has recently opened immediately to the north of the subject site bringing significant footfall to this location with in excess of 3,500 buses arriving and departing on a weekly basis.

The site has been laid out with temporary landscaping and a pedestrian link has been created across this site linking Queen Anne Street to the High Street.

SITE AREA
We understand that the site extends to approximately 0.35 hectares (0.86 acres).

PLANNING
This is a significant town centre development site and the adopted Dunfermline & West Fife Local Plan 2012 allocates this site for “comprehensive redevelopment…for retail and complementary uses.”

There is a presumption in favour of retail use on the High Street frontage but we are advised by the Local Planning Authority that a range of alternative uses, including bars, restaurants, leisure, hotel, office and residential will be considered within the development.

TOWN CENTRE REGENERATION
Dunfermline town centre is the heart of the town and a priority for growth. An increased diversification and mix of current uses will bring more activity into the centre and create a unique and individual environment to stand out as a great place to visit.

We would look to support new uses (retail, leisure, commercial) that would complement and strengthen the established economic core of Dunfermline town centre.

The development must also have particular consideration for the sensitivity of the site in relation to the bus station and adjacent properties and retain a pedestrian link if possible from the High Street to the Bus Station.

INITIAL EXPRESSIONS OF INTEREST
At this stage, we are seeking creative and viable expressions of interest for the development of this key site that may be explored in further detail. These should comprise:

1. Your full name and address, including any parent company;
2. Details of similar development projects undertaken;
3. Details of the proposed professional team, including architects, project managers, along with brief details of their history and experience;
4. Full identification of uses proposed and where known, specific individual occupiers;
5. Details of anticipated method of funding;
6. An indicative financial proposal for the site including outline details of any profit share or overage terms envisaged.

Please note that neither the Council nor their advisors will be liable for any costs incurred by third parties either through the preparation of expressions of interest or indeed once any individual party is selected as the preferred developer – all such costs must be at the individual’s risk.

Viewings: Access to the site is encouraged and to be arranged by prior appointment with:-

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