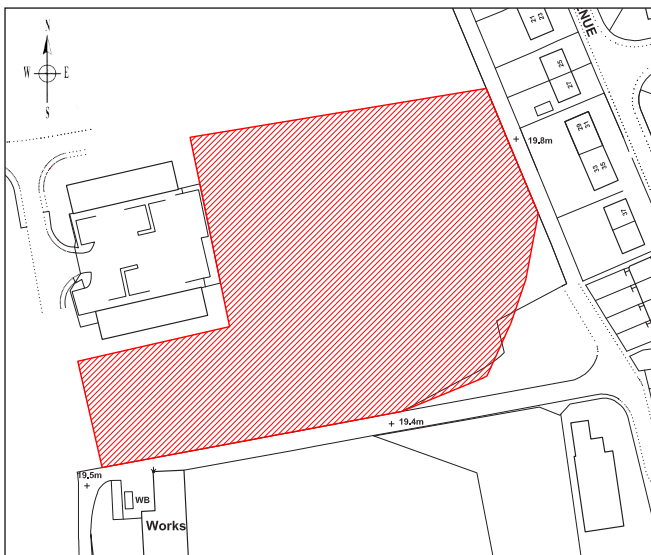




Mountfleurie Leven

- Well located development site extending to a maximum of 1.07 hectares (2.64 acres) although capable of sub-division.
- Adjacent to established industrial location.
- Excellent road communications.
- Available for immediate entry.
- Suitable for Class 4 (Office), Class 5 (General Industrial) & Class 6 (Storage & Distribution) uses.



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THE SITE

LOCATION

Leven is situated on the north shore of the Firth of Forth and has a resident population in the region of 25,000 people. The main commercial facilities are centred around the town centre which is approximately 1 mile to the south of the subjects.

The subjects are close to the Diageo Plant and adjacent to an existing established industrial estate.

The subjects are situated with excellent access via a new road network in conjunction with the adjoining residential developments to the west of the site.

DESCRIPTION

The subjects comprise a 1.07 hectare development site (2.64 acres) which is available to a single occupier or alternatively can be subdivided to provide smaller plots depending on individual business requirements.

PLANNING

This development opportunity is in an area currently zoned for industrial and employment uses suitable for Class 4 (Office), Class 5 (General Industrial) and Class 6 (Storage and Distribution) uses. Interested parties should make their own enquiries of the local planning authority, Fife Council, in relation to any proposed uses for the site.

TENURE

Freehold (heritable) or long ground lease.

PRICE

Offers invited.

LEGAL COSTS

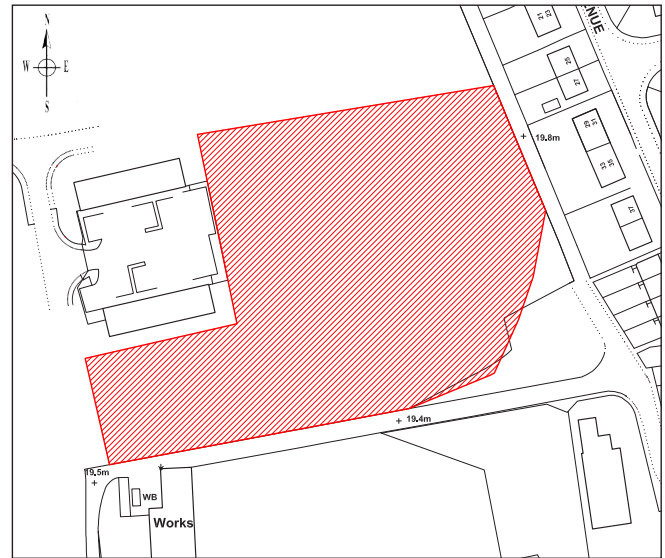
Each party to bear their own legal costs in the documentation of this transaction, however the purchaser will be liable for Stamp Duty, Registration Dues etc & VAT incurred thereon.

VAT

Any prices quoted are exclusive and may be subject to VAT.

ENTRY

Immediate entry is available subject to conclusion of formal legal missives.



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