Nairn Street
Kirkcaldy, Fife KY1 2PB

For Sale
Development Site
Size: 3.40 ha (8.40 acres) or thereby

www.scottish-enterprise.com
LOCATION
Kirkcaldy is one of the main towns in Fife with a resident population of 47,000 people and 130,000 within a 20 minute drive. Fife’s major employers are in the financial and business sectors with much of the population commuting to Edinburgh and Dundee. Kirkcaldy is easily accessed off Junction 2a of the M90 providing excellent road access to Edinburgh (27 miles), Dundee (30 miles) and Glasgow (60 miles). In addition to this there are excellent public transport links.

DESCRIPTION
The subjects comprise a roughly L shaped site located on Nairn Street, approximately 0.5 miles North of Kirkcaldy town centre. Nairn Street is one of the towns main arterial routes providing easy access to the A92 and the rest of Kirkcaldy. The surrounding area is a mixture of residential and commercial.

SITE AREA
The total site area extends to 3.4Ha (8.4 acres). The site can be disposed in whole or sub divided to create individual sites.

PLANNING
The site could accommodate a wide range of potential business related uses subject to securing appropriate planning approvals.

THE OPPORTUNITY
The site is available for immediate development and is suitable for a number of uses such as residential, industrial and leisure, subject to planning. It should be noted that sites will only be sold with an obligation to undertake immediate development of the site.

PRICING
Further information on pricing should be made via the sole selling agents.

FURTHER INFORMATION
Please contact Ryden, Tel: 0131 225 6612
Contact: David Fraser
Email: david.fraser@ryden.co.uk
Contact: Cameron Whyte
Email: cameron.whyte@ryden.co.uk

Ryden is a limited liability partnership registered in Scotland. Messrs Ryden for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and 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 Messrs Ryden has any authority to make or give any representation or warranty whatever in relation to this property. March 2015.