

Dunfermline Premix Plant

Land & Development Opportunity



The site overview

Price

Offers Over: £275,000

Location

The site is located south of Fordell a small hamlet which itself is located to the southeast of the village of Crossgates, Fife.

The site has excellent road links to Dunfermline (2 miles), Rosyth (6 miles), Kirkcaldy (9 miles) and Edinburgh (19 miles) via the M90 and the A92.

Description

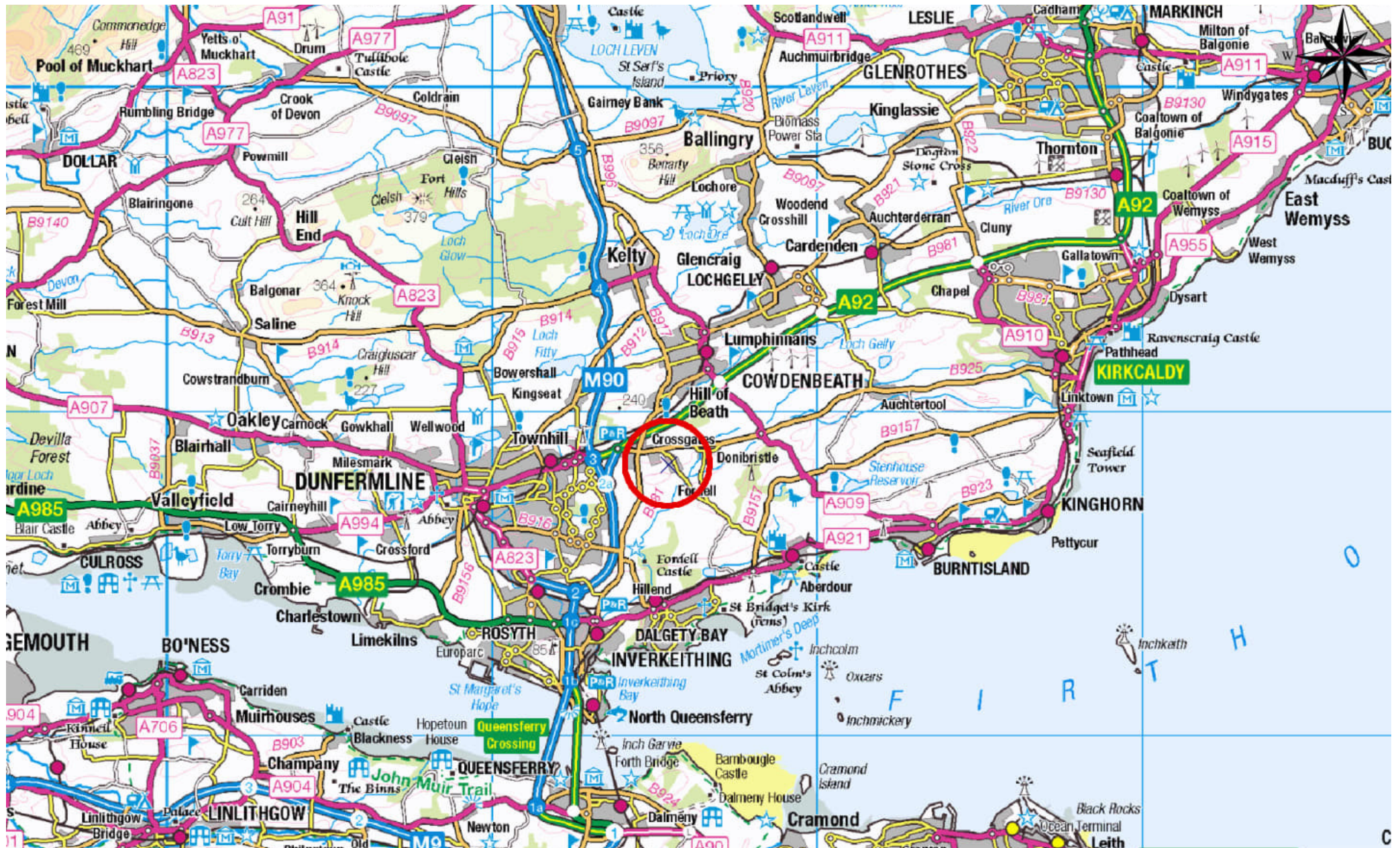
The Site extends to approximately 1.3 hectares (3.21 acres)

The site was most recently used as a concrete premix plant and offers the opportunity for industrial, business or storage / distribution uses subject to obtaining the necessary consents. In the title there is a burden that restricts the use of the site. Theoretically this could be discharged but purchasers should conduct their own diligence on this to satisfy themselves of the process and the risks.

The Site is accessed via a track from the east of the site. The access track is secured by a gate, and the compound is further secured with a gate and fencing.

The site is surrounded by trees and agricultural land.





Location Plan



Aerial photo of the site looking northeast

Title Overview

Prospective purchasers are encouraged to read the title sheet for the property to understand the burdens present on site.

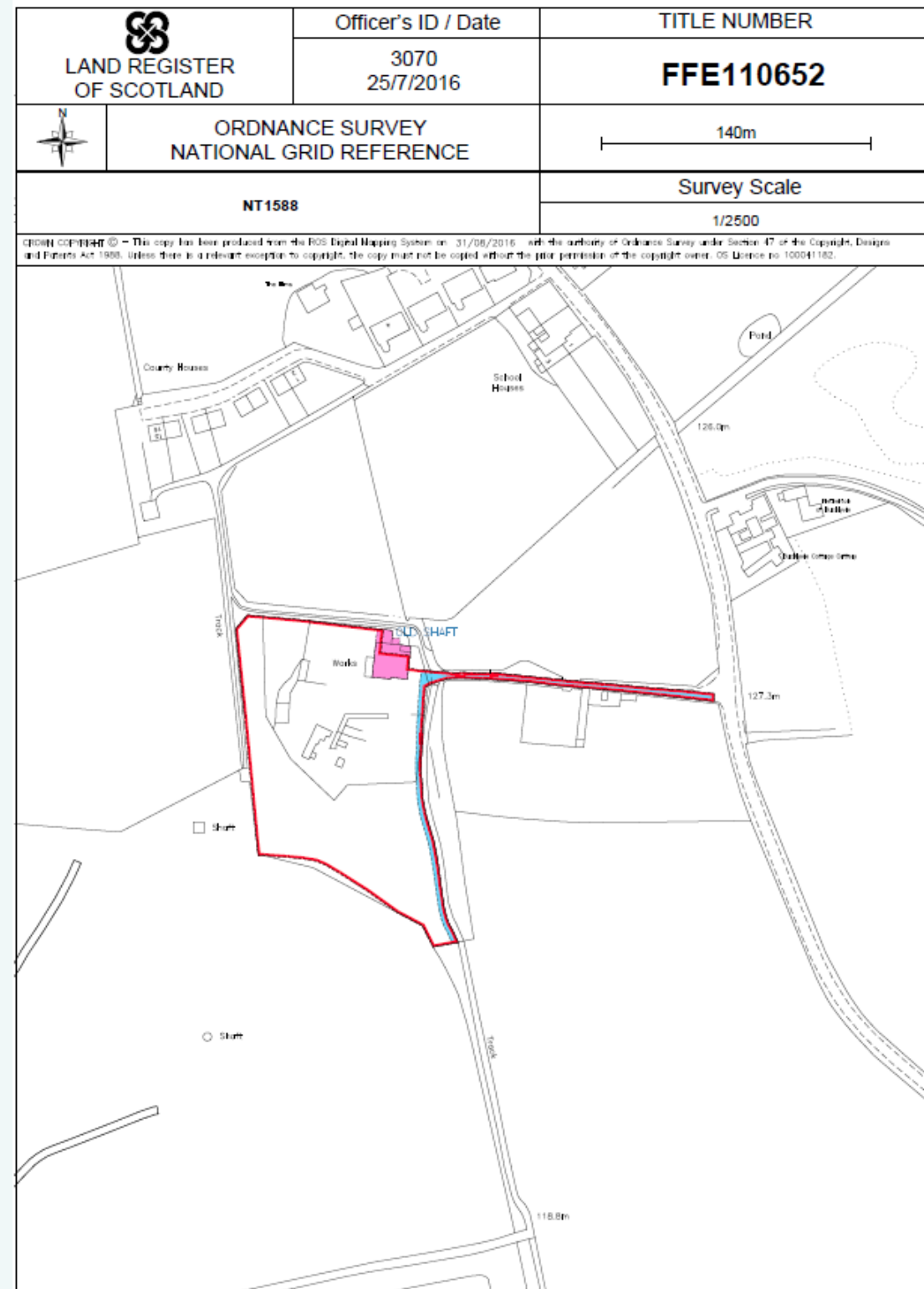
Please conduct your own thorough due diligence.

Ready Mix Concrete Site

As per the title, we understand that the site can currently only be used as a ready mix concrete site. This restriction could theoretically be discharged but purchasers must complete their own legal due diligence to understand the process, risks, and likelihood of this.

Storage Unit on Site

The boundary for the site extends through the storage unit on site. There is a stand off from an old mining shaft which is to the north east of the storage building.



Additional information

Site Boundaries

Boundaries shown in these particulars are approximate and the title should be examined by interested parties to confirm site boundaries.

Offers

Offers in Scottish Legal Form should be submitted to the Selling Agents at their Perth office. Parties are asked to satisfy themselves that they fully understand the implication of offering under Scottish Law. The sellers reserve the right not to accept any offer.

Viewings

Viewing is strictly by appointment. Please contact Dan Sayer on 07386 969264, if you would like to register your interest to arrange a viewing.

Parties should take due care for their own personal safety when inspecting the Site.

Warranties

There are no warranties or guarantees included with this sale.

Title

Should there be any discrepancy between these particulars, stipulations, special conditions of sale and missives of sale the last shall prevail.

VAT

In the event of a charge to VAT being made on the whole or any part of the purchase price or the movable items, the purchaser will be responsible for meeting the VAT liability.

Closing Date

A closing date may be fixed, and prospective purchasers are advised to formally register their interest through their solicitors with the selling agents. Prospective purchasers should be aware that unless their interest in the property is formally noted, no guarantee can be given that confirmation of a closing date will be provided, consequently the property may be sold without prior notice

For the avoidance of doubt, noting interest only entitles prospective purchasers to notification of a closing date being set and not that other potentially competing pre-emptive offers have been received. The sellers are entitled to accept any offer at any time.

Tenure

Absolute Ownership Interest (Freehold)



Additional information

Financial Guarantee / Anti-Money Laundering Regulations

Any offer by prospective purchaser(s), regardless of where they are ordinarily resident and regardless whether on a cash or subject to loan finance basis, must be accompanied by a financial reference from a bank/funding source that is acceptable to the sellers. Prospective purchasers will also be required to produce identification sufficient to satisfy anti money laundering regulations and checks against the intended purchaser or nominee together with other documentation that may be required, from time to time, in order to support any conditional offers submitted to the seller. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation in this regard. Failure to provide the requisite AML documentation with offers may result in them not being considered at the closing date or being superseded by an offer which is. Settlement may also be delayed or aborted due to non-compliance with requests for information or failure to deliver adequate information within the requisite timeframes. We may hold your name on our database unless you instruct us otherwise.

Selling Agent

Bidwells

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Site located to the southeast of Crossgates, Fife.

AGENTS NOTE For clarification Bidwells LLP wish to inform prospective Purchaser(s) that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the Property. The plans and acreages use gross acreages taken from the Ordnance Survey sheets and are not suitable for the preparation of Basic Payment Scheme forms. Measurements of areas and distance are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the Property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities. Purchaser(s) shall be deemed to have full knowledge of the state and condition as to the ownership of any tree, boundary or any part of the Property. Purchaser(s) must satisfy themselves by inspection or otherwise. In the interests of Health & Safety, please ensure that you take due care when inspecting the Property which, for the avoidance of doubt, must be by prior appointment and accompanied by the selling agent or representatives of the Seller.

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