



LAND WEST OF THE PARK & RIDE FACILITY, HALBEATH,  
DUNFERMLINE, FIFE, KY11 7EG

# Land West of the Park & Ride Facility, Halbeath, Dunfermline, Fife, KY11 7EG

Crossgates 0.4m, Dunfermline Town Centre 2.9m, Kinross 9.8m, Kirkcaldy 11.7m, Glenrothes 15.1m, Edinburgh 17.5m,

Falkirk 26.7m, Perth 27.1m, St Andrews 32.6m, Dundee 38.7m, Glasgow 44.5m

3.16 hectares (7.8 acres) of strategic land to the west of the Park & Ride in Halbeath, Dunfermline. The land is zoned in the draft Fife Plan for Employment land (Business and Industrial use) but there is possible outside scope for it to be zoned as retail land, subject to securing planning consent for retail use.

The site is located just off the M90 Motorway, to the east of Dunfermline. The M90 provides easy access for commuters to Edinburgh and the central belt. Dundee and Perth are easily accessible as is Stirling and Glasgow via the Kincardine Bridge to the west. It is adjacent to the Halbeath Park & Ride which provides bus routes commuting to the above areas. A train station may also be located adjacent to the Park & Ride facility in the near future.

Dunfermline Town Centre is situated approximately 2.9 miles away. Dunfermline benefits from a range of shops and amenities including a number of educational establishments.

**An outright purchase of the land, subject to securing planning consent is one option. Alternatively one could pay a £10,000 option payment for a five year option with a purchase at an open market value if planning consent is secured for development.**



McCrae & McCrae Ltd, Chartered Surveyors, 12 Abbey Park Place, Dunfermline, Fife, KY12 7PD, 01383 722454





## PROPERTY MISDESCRIPTION

These particulars do not constitute any part of an offer or contract. All measurements are given as a guide and no liability can be accepted for any errors arising there from. No responsibility is taken for any other error, omission or mis-statement in the particulars, during negotiations or otherwise, any representation or warranty whatever in relation to this property. Details prepared December 2015.

## CLOSING DATE

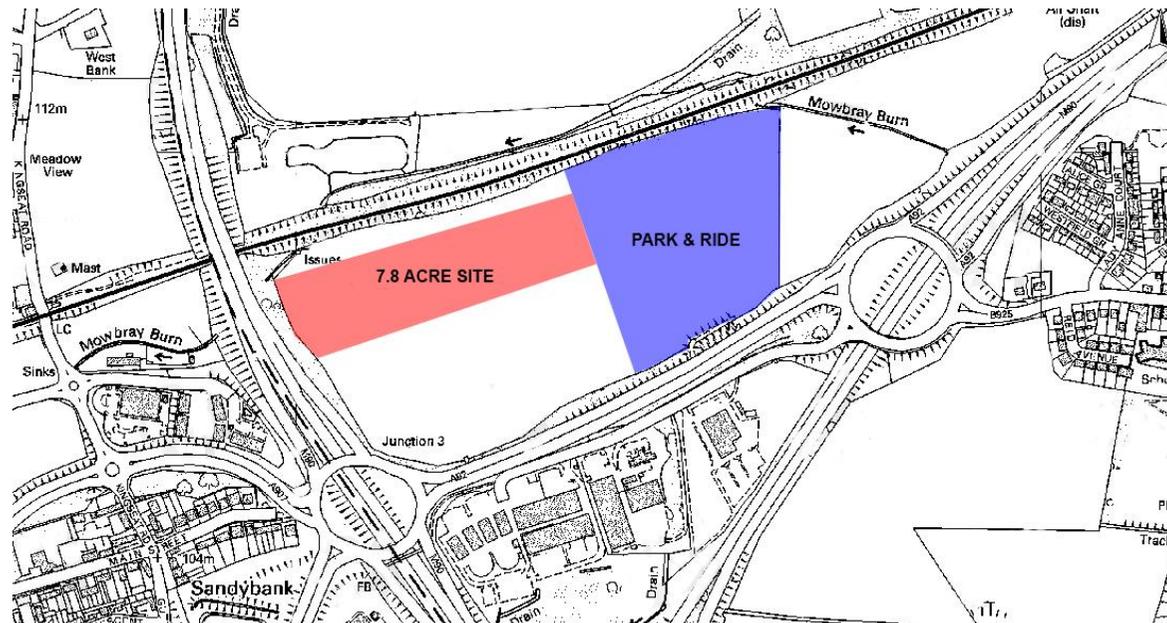
It is likely that a closing date for offers will be set and prospective purchasers are advised to register their interest in the property to ensure that they are given notice of any closing date. Failure to register interest may result in the property being sold without notice.

## VIEWING AND REGISTERING AN INTEREST

Registering an interest and viewings of the property can be arranged with the selling agents, McCrae & McCrae Ltd. Outwith normal office hours please contact Rod McCrae on 07711561814 to arrange a viewing.

## OFFERS

Offers should be submitted in Scottish Legal Form to the selling Agents, McCrae and McCrae Ltd at 12 Abbey Park Place, Dunfermline, Fife KY12 7PD. Please note that interested parties are advised to register their interest with the selling agents in order that they may be advised should a closing date be set. The seller reserves the right to accept any offer at any time.





## DIRECTIONS

**From Edinburgh** proceed north up the A90 towards Fife. Cross the Forth Road Bridge and proceed up the M90. At junction 3, take the A907/A92 exit to Dunfermline. At the roundabout take the forth exit onto A92. The site is to your left on the opposite side of the A92 from the many car selling retail units.

**From Perth** proceed south down the M90. Follow M90 to A92 in Fife. Take the junction 3 exit, A907 for Dunfermline. At the roundabout take the 1<sup>st</sup> exit onto the A92. The Site is to your left.

## New rail station for Halbeath

A BRAND-new station which could attract around 70,000 rail passengers a year is being lined up for Halbeath.

Railfuture Scotland has released detailed proposals calling for the opening of 50 new stations across the country as well as a faster electrification programme and an improvement in the signal network to prevent delays, and there are calls for Halbeath to be the first to benefit.

MSP Alex Rowley welcomed the proposals but is urging Fife Council to get moving on taking things forward.

“I am continuing to push both Fife Council and the Scottish Government to further develop more firmed-up proposals for a new rail halt and station for Halbeath,” he said.

“Given the link to the park and ride this would be the most substantial transport hub in the east of Scotland serving Fife and Kinross with bus and rail services from every community.

“There will continue to be a demand on resources to invest in such facilities and that is why I believe that the Halbeath station must be seen as the priority and why Fife Council transportation services needs to get a move on with working this proposal up.

“Such an investment would be a great boost for the Fife economy and the wider city region area.” The news of a new station would be another welcome boost for Halbeath after the success of the park and ride, which has now been open for a year and has been averaging 400 cars a day.

Compared to Ferrytoll, which by comparison averaged 250 cars a day during its first year, Halbeath is exceeding expectations and numbers are expected to swell further when the new Queensferry Crossing opens in 2016.

Bob McLellan, head of transportation and environmental services, said, “The location for Halbeath Park and Ride was key to providing more choice to commuters and to give the opportunity in the future for a rail halt onto Fife Circle for passengers, accessing rail services to both local and Edinburgh stations.

“However, Transport Scotland as rail authority would ultimately be responsible for the development and implementation of a new railway halt at Halbeath. We have met with Transport Scotland rail officers to discuss the progress on this project and we will continue to work with them to move this forward and seek appropriate funding.” MSP Murdo Fraser said there was a “tremendous opportunity” for the Scottish Government to invest in the country’s rail network, adding, “The Scottish Government have lacked ambition and vision with our rail network. Without real change it will never be a credible alternative to travelling by car and the Scottish Government would do well to consider these proposals.” Would you use a new train station at Halbeath? Join the debate and vote in our online poll on the homepage.