

**FOR SALE**

**DEVELOPMENT  
OPPORTUNITY**

**ESTABLISHED INDUSTRIAL  
LOCATION**

**SUITABLE FOR USE CLASS 4, 5 AND 6**

**CIRCA 10 HECATRES IN TOTAL**

**SALE AS SEPARATE LOTS WILL BE  
CONSIDERED**

**PLANNING IN PLACE FOR  
COMMERCIAL UNITS**

**PRICE AVAILABLE UPON  
APPLICATION**



**VIDEO TOUR**



**WHAT 3 WORDS**

**DEVELOPMENT SITE, WHITWORTH ROAD, GLENROTHES, KY6 2TF**

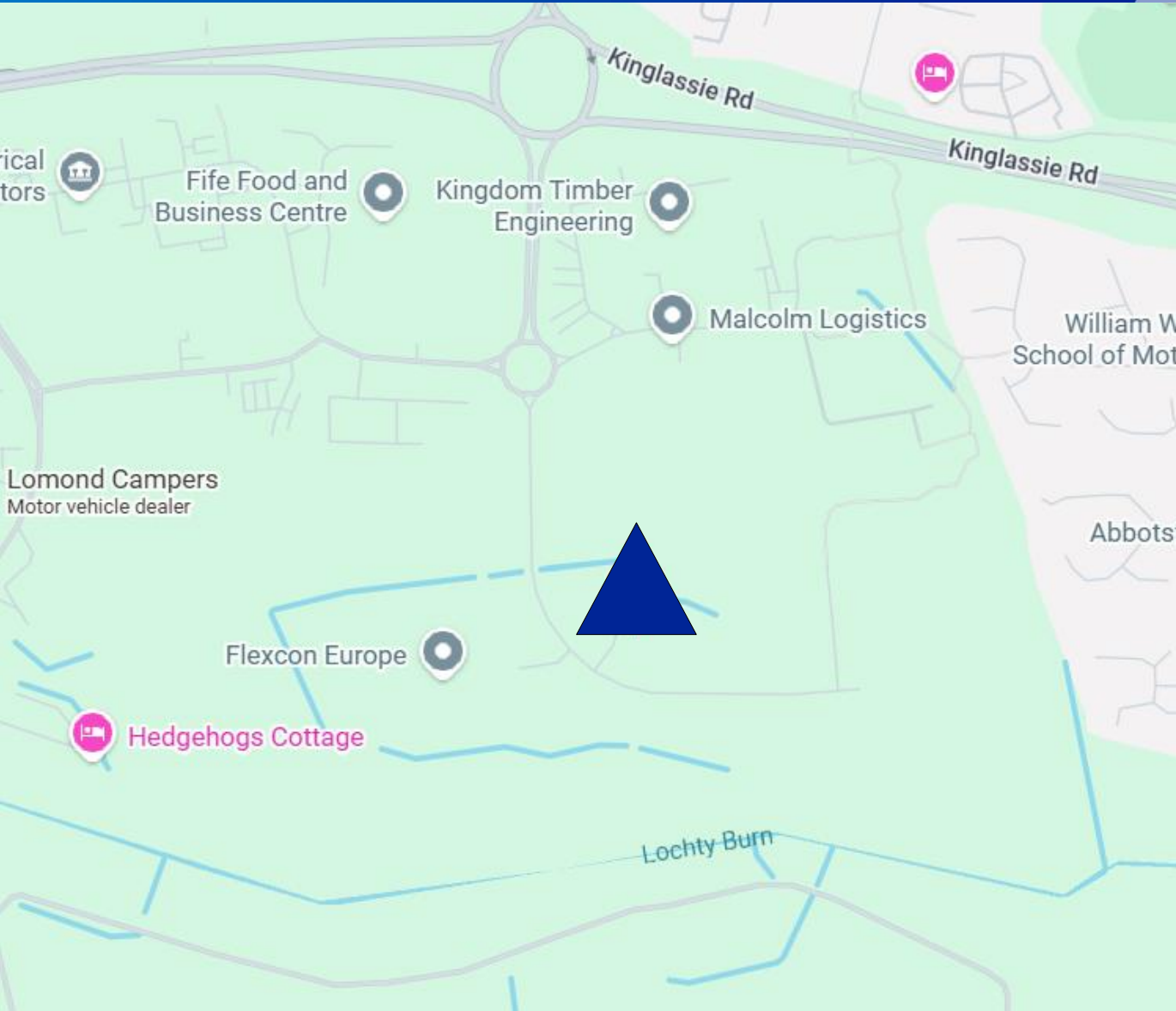
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# Location

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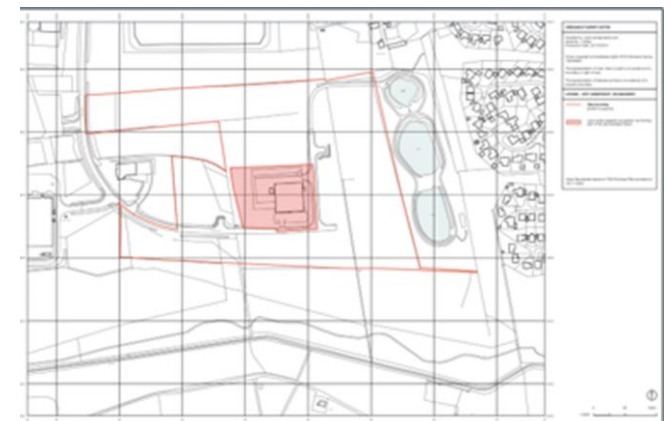


## Location

Glenrothes is Fife's third largest town with a population approaching 40,000 persons within a high catchment area located approximately equidistance to the cities of Edinburgh (32 miles) and Dundee (27 miles).

The site is located within the established Southfield Industrial Estate, accessed via Whitworth Road, just one mile south of Glenrothes Town Centre.

This busy industrial hub provides convenient access to local amenities and major road networks, making it an ideal setting for commercial development.



FIND ON GOOGLE MAPS



# Description

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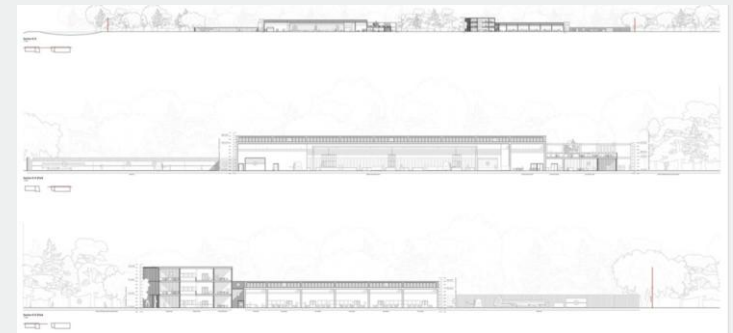


## Description

The subjects comprise a substantial greenfield site of approximately 10 hectares, bounded by Whitworth Road to the south and a tree belt to the north.

It is positioned adjacent to existing business units within a safeguarded employment area, making it highly suitable for a range of employment uses under Classes 4 (Business), 5 (General Industry), and 6 (Storage and Distribution).

Planning permission is already in place for commercial units, and the site can be sold as a whole or in separate lots, offering flexibility for developers and investors seeking opportunities in a thriving industrial location.



# Proposed Plans

DEVELOPMENT SITE, WHITWORTH ROAD,  
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## Price

The value of the subjects is available upon request and will be disclosed to serious parties only.

## Planning

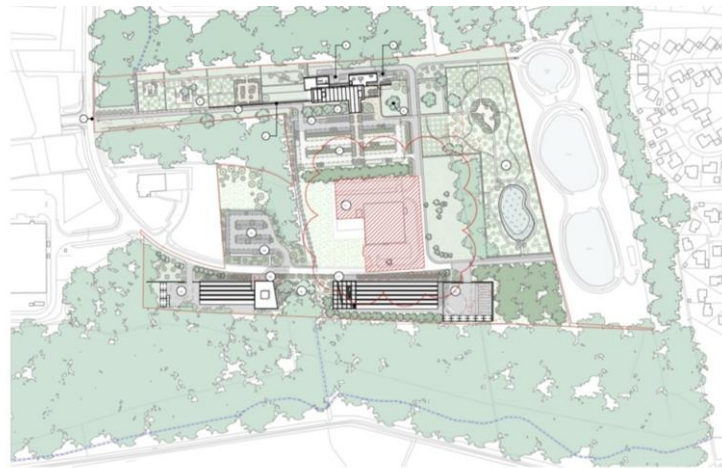
Planning permission has been granted under reference **23/01380/FULL** for the erection of a crematorium (Sui Generis), a Construction Skills Academy (Class 10), and a Manufacturing Facility (Class 5), including the formation of associated vehicular access, car parking, hard and soft landscaping, and other supporting infrastructure.

## VAT

Unless otherwise stated, all prices quoted are exclusive of VAT

## Legal Costs

Each party to bear their own legal costs in connection with the transaction of the property.



## Get in Touch

For further information or viewing arrangements please contact the sole agents:



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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