

Land South of Castle Road

ROSYTH, KY11 2AS

Opportunity to Purchase Residential Development with Planning Permission in Principle



savills

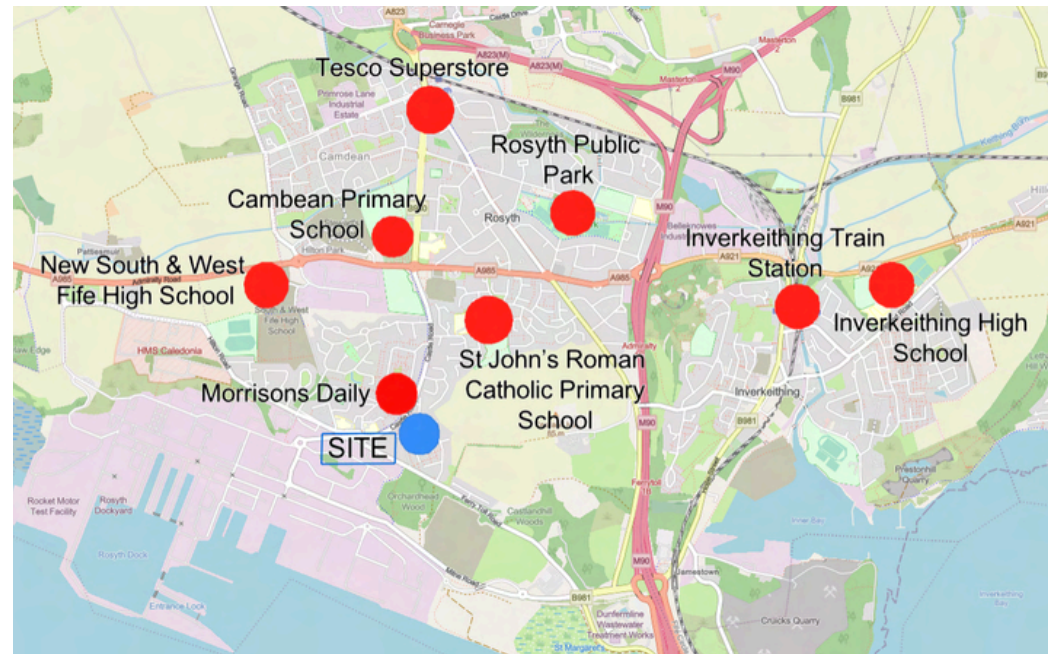
LOCATION

The site is located in the south of Rosyth, a well-connected town in the west of Fife. Rosyth is positioned on the north shore of the Firth of Forth, with a population of approximately 13,000 people.

Rosyth town centre is anchored by a strong residential core, with the waterfront and dockyard forming a distinctive industrial and employment hub to the south of the town approximately 0.9 miles from the site. The area has seen continued investment linked to the dockyard, marine engineering and renewable energy sectors.

There is strong amenity provision within Rosyth itself, supplemented by nearby centres. Queensferry Road and Primrose Lane form the main local shopping area of Rosyth, accommodating a range of retailers, cafés, takeaways and local services. Tesco Superstore lies approximately 1.3 miles from the site. There are a number of local convenience stores such as a Morrison's Daily c.0.2 miles from the site. Further retail amenities are available in Dunfermline Town Centre.

Rosyth benefits from access to a range of leisure and recreational facilities. Rosyth Leisure Centre, local gyms, sports clubs and community facilities are located within the town, while Fife Leisure Park offers cinema, health club and national retailers such as Cineworld, Nando's, Fitness First and multiple restaurants.



The site is also well placed for access to green space and outdoor recreation. Rosyth Public Park, the Fife Coastal Path, and the wider Forth estuary waterfront provide attractive walking and cycling routes. Pittencrieff Park (The Glen) in Dunfermline and Dalgety Bay coastal parkland are both within a short drive. Last year Fife local council approved plans for a 1.5 acre memorial garden for ORP Orzel and HMS Valorous adjacent to the site, which is currently under construction.

Rosyth lies around 3 miles south of Dunfermline, Fife's principal town, and approximately 8 miles north-west of Edinburgh. The town benefits from excellent road connectivity, located immediately adjacent to Junction 1 of the M90 motorway, which provides direct access to Edinburgh, Perth and the wider Central Belt. The Queensferry Crossing is situated approximately 2 miles south, offering a principal route into Edinburgh City Centre.

A number of bus routes operate through the town, providing regular services to Dunfermline, Dalgety Bay, Inverkeithing and Edinburgh. Rosyth railway station, c.1.3 miles north of the site, is on the Fife Circle Line, providing frequent services to Edinburgh Waverley, with journey times of approximately 20 minutes, as well as connections to Dunfermline, Kirkcaldy and Glenrothes. Inverkeithing train station is situated approximately 1.9 miles east of the site offering frequent connections to Edinburgh with a journey time of 20 minutes. Edinburgh airport is approximately 12.2 miles south of the site and can be accessed from the M90 situated c. 1.1 miles from the site. Glasgow Airport is located approximately 48.2 miles west of the site.

The site lies within the catchment area of Cambean Primary School and St John's Roman Catholic Primary School which are c. 0.8 miles and 0.7 miles from the site respectively. Secondary education is provided at Inverkeithing High School (approx. 2.4 miles) and St Columba's Roman Catholic High School (approximately 4.3 miles). A new high school, Caledonia High School will be replacing Inverkeithing High School, opening in August 2026. It is located c. 1 mile from the site.

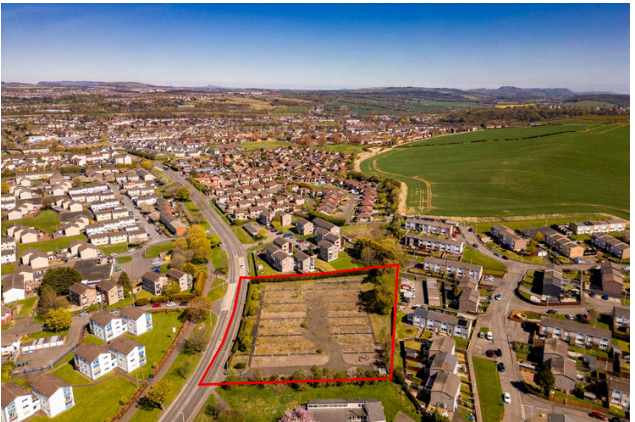
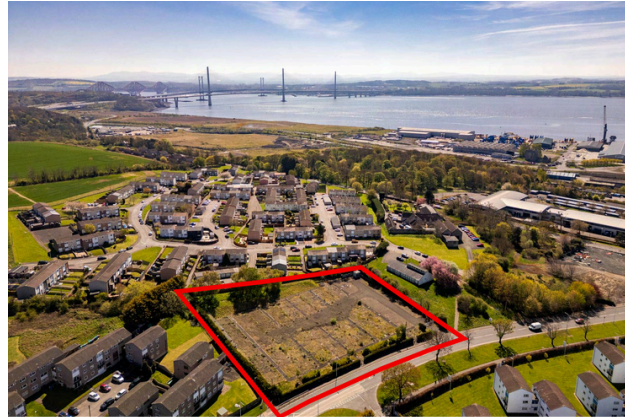


DESCRIPTION

The site extends to 1.6 acres and is rectangular in shape. The majority of the site has a flat topography with a slight slope increasing towards the east corner of the site. The surrounding area is made of residential accommodation comprising a mix of semi-detached properties and flats. The site is currently tarmacked with a hedgerow perimeter. There is fencing along the west of the site that is bound by Castle Road. The north and east of the site is bound by residential accommodation. The south of the site is bound by the St. Columba's Church.

This is a brownfield site which primarily consists of concrete and hardstanding from the previous use as storage for temporary residential buildings for those employed in the works required by the Forth Crossing Act 2011 and for the construction of Queen Elizabeth class aircraft carriers.

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70 photos providing a 360 degree view of the site can be found in the site's dataroom

PLANNING AND DEVELOPMENT PROPOSALS

The site benefits from Planning Permission in Principle for 24 homes, comprising a mix of 6 two-storey 2-bedroom terraced houses, 6 two-storey 3-bedroom semi-detached houses, and 2 three-storey flatted block comprising of 6 2-bedroom flats each, plus 34 car-parking spaces (REF: 25/00605/PPP). One of the blocks of 6 flats is proposed to be affordable housing.

All houses have a front and rear garden. The 3-bedroom homes feature a driveway and the 2 bedroom properties have access to street parking. The flats share a communal garden and on-street parking. The site is accessed from Castle Road.

ACCOMMODATION SCHEDULE

| Accommodation | No. Units | Sq. ft. | Total Sq. ft. |
|---------------------------|-----------|---------|---------------|
| Private | | | |
| 2-bed flat | 6 | 700 | 4,200 |
| 2-bed terraced house | 6 | 688 | 4,128 |
| 3-bed semi-detached house | 6 | 818 | 4,908 |
| Affordable | | | |
| 2-bed flat | 6 | 700 | 4,200 |

SITE PLAN





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METHOD OF SALE

The Heritable Interest (Freehold) of the property is offered for sale.

Parties should note interest with Savills in the first instance in order to be kept informed of any updates and to receive any further information.

The owner reserves the right to sell the property without reference to any other party.

FURTHER INFORMATION

A suite of technical information is available from the selling agents via the dataroom

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