

FOR SALE

PRIME CITY CENTRE REDEVELOPMENT OPPORTUNITY



PILMUIR STREET, DUNFERMLINE
4.5 Acres | 1.82 Hectares

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LOCATION

- Redevelopment For Sale
- Tesco (Under Construction)
- Carnegie Leisure Centre
- Carnegie Retail Park
 - B&Q
 - Matalan
 - Dreams
 - Halfords
- Kingsgate Shopping Centre
- Council Car Park
- Residential Redevelopment (Under Construction)



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LOCATION

The town of Dunfermline is situated approximately 15 miles North West of Edinburgh. With an estimate population in excess of 54,000 people, it is now the largest settlement in Fife and has a wider catchment in the region of 225,000. The town has emerged as a popular commuter destination for many people working in Edinburgh and the central belt beyond.

Dunfermline is the major commercial and administrative centre for West Fife with employment focussed on the service sector. Major employers include BSKyB, HBOS Finance and Taylor Wimpey. The introduction of the 1 million sq ft Amazon warehouse facility located in the east of the town adjacent to the M90 motorway has further boosted employment within Fife and the immediate area. Retail is an important component within Dunfermline and is the principal shopping centre for the western area of Fife. Carnegie Retail Park and Kingsgate Shopping Centre are within five minutes walking distance from Pilmuir Street.

The properties occupy a strategic town centre location a short distance north from Carnegie Drive the busy principal East- West Traffic route through the City. The 4.5 acre Site lies on the west side of Pilmuir Street straddling Foundry Street lying adjacent to a new 60,000sqft Tesco Store, currently under construction. It is opposite the busy Carnegie Leisure Centre which has recently undergone major £18m refurbishment and to the East of this is Carnegie Retail Park. Pilmuir and St Margaret's Works are an important focal point in central Dunfermline which already benefits from high levels of footfall but will see a significant boost once the supermarket opens. The Kingsgate Centre, High Street and Bus Station are all within a short walk.

DESCRIPTION

The 4.5 acre site occupies two entire blocks and is bound by Winterthur Lane to the south, Pilmuir Street to the east, the car park to the south of Grants Bank to the north and Cousins Lane/David Henderson Court to the west. Foundry Street runs through the overall site in an east-west direction. The works are category A listed. The current consent seeks to convert and redevelop the former linen damask factory and warehouse complex known as Pilmuir Works and St Margaret's Works into a series of new uses. The subject property has excellent visibility and access from Carnegie Drive which experiences a significant number of daily traffic movements.

The proposal is to retain the main frontage of this Category A listed building together with some additional key features whilst clearing the remainder of the site for a retail and mixed use redevelopment scheme. Together with the Tesco Development, this will effectively enhance and expand Dunfermline Central Retail District.

PLANNING

The 4.5 acre site benefits from a planning application (Ref: 11/01419/FULL) which has been recommended for approval. This is for the erection of new buildings and conversion, part demolition, extension and refurbishment of existing buildings to form Class 1 retail units, class 3 restaurant/café, class 10 non-residential institutions, and residential units with associated service areas, parking, landscaping and formation of new road access and alteration to existing road access. Pilmuir Works has a detailed planning consent for 52,980 sq ft of retail, 15,795 sq ft of leisure and 46,895 sq ft of residential (55 units).

The consent is subject to a number of conditions including a Section 75 contribution. In addition, Listed Building Consent 11/014125/LBC was granted on 18 April 2012. The proposed removal of the weaving shed is in accordance with the plans approved under application reference 07/00151/WFULL. All information and documents are available on request.

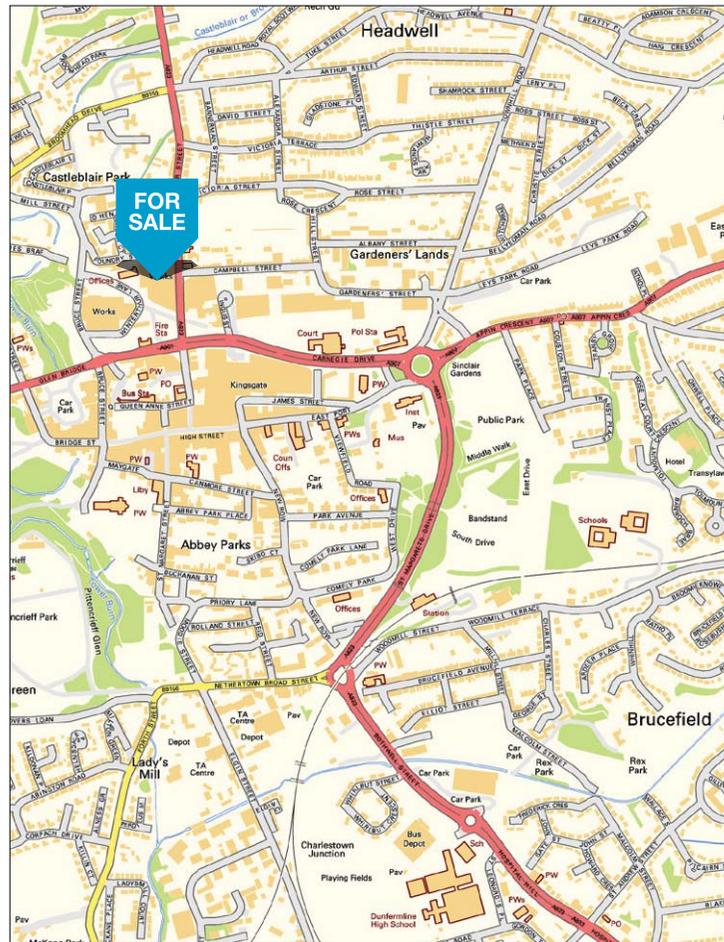
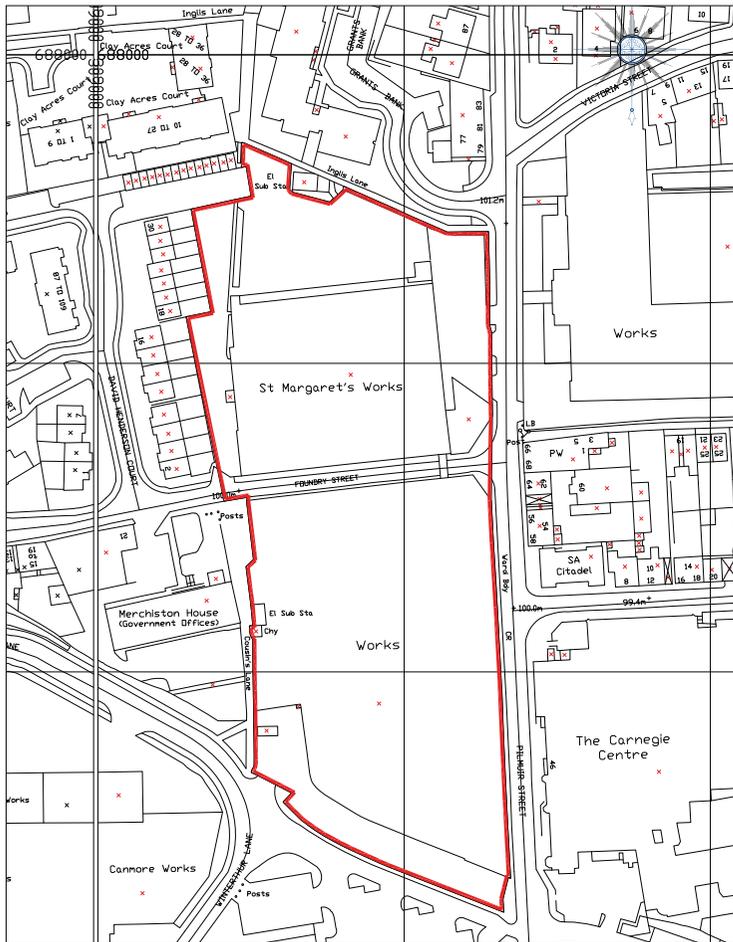
There is scope for further development in St Margaret's works for Nursing Home, Hotel or other compatible uses and the scheme makes provision for some 237 car parking spaces. The details of the consent can be examined at Fife Council's Website <http://planning.fife.gov.uk/online/>. Planning Reference 11/01419/FULL.



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PRICE

Offers are invited for freehold interest in the site.

CONTACT DETAILS

Should you require further information or would like to discuss in further detail, please contact either selling agents:

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