

# FOR SALE RIDGE WAY

24 RIDGE WAY HILLENDE & DONIBRISTLE INDUSTRIAL ESTATE

DALGETY BAY KY11 9JD

Total 2.6 ha  
(6.4 acres) available

Potential to sub-divide  
into 2 plots

## DEVELOPMENT LAND AVAILABLE FOR BUSINESS USE

SUITABLE FOR CLASS 4, 5 AND 6  
BUSINESS USES

[www.investfife.co.uk/ridgeway](http://www.investfife.co.uk/ridgeway)

The site forms part of the regeneration of Hillend & Donibristle Industrial Estate which is home to global businesses such as Trescal, BAE Systems and Ingenico.

The serviced site forms part of the Fife Industrial Innovation Investment (i3) Programme which has been developed to support innovative businesses in Fife improve their competitiveness. The Programme forms part of the Edinburgh & South East Scotland City Region Deal, which aims to transform the regional economy with a £1.3bn investment spanning 15 years.



DALGETY BAY

HILLEND & DONIBRISTLE INDUSTRIAL ESTATE

FARID HILLEND ENGINEERING

KONGSBERG MARITIME

RIDGE WAY

INGENICO

TRESICAL

BAE SYSTEMS

A921

TO DUNFERMLINE,  
ROSYTH & M90/  
FORTH BRIDGES



DALGETY BAY  
DUNFERMLINE  
EDINBURGH  
FIFE CIRCLE



**ONE MILLION  
SKILLED WORK-  
FORCE WITHIN ONE  
HOURS DRIVE**

**HOME TO A WIDE  
SELECTION OF  
FIFE'S GLOBAL  
BUSINESSES**

**EASILY  
ACCESSIBLE WITH  
EXCELLENT LINKS  
VIA ROAD,  
RAIL AND AIR**

**CONVENIENT—  
CLOSE TO  
AMENITIES AND  
FACILITIES**

## LOCATION

The site is located in Dalgety Bay at the east end of the Hillend and Donibristle Industrial Estate and is easily accessed by road (A921 and M90 motorway), rail and public transport. Dalgety Bay railway station is on the Fife Circle and is only a 15 minute walk with connecting services to Edinburgh. The site is a short distance from the Queensferry Crossing and just 30 minutes from Edinburgh International Airport.

## USE

Fife Council is seeking proposals from businesses with a focus on the key criteria of the City Region Deal Programme including innovation, technology, growth as well as demonstrating employment creation, investment and sustainability. Further details in respect of the criteria are available on request.

Prospective purchasers should submit a business plan or, as a minimum, supporting documents as part of any application setting out confirmation of the nature of business proposals including commitment to innovation, funding availability, proposed investment, employment creation, sustainability and timescales.

## PLANNING

The site is situated within a safeguarded employment area and is suitable for Class 4 (Office/Light Industrial), Class 5 (General Industrial) and Class 6 (Storage and Distribution) of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should make their own enquiries of the local planning authority, Fife Council, in relation to any proposed uses for the site.

It should be noted that part of the site is subject to a Tree Preservation Order. Further details can be provided on request.

## TERMS

- Price on application to J & E Shepherd.
- Prices quoted are exclusive and may be subject to VAT.
- The heritable interest (equivalent to freehold) will be offered and interested parties are strongly recommended to notify J & E Shepherd of their interest in writing to ensure notification of a future closing date for offers.
- Consideration will be given to a ground lease and/or joint venture proposal.
- The date of entry shall be agreed, subject to legal settlement.
- Any sale will be subject to any purchaser entering into a Deed of Conditions, if required, in respect of maintenance of common parts.
- Each party to bear their own legal costs in the documentation of this transaction; however, the purchaser/lessee will be liable for Land and Buildings Transaction Tax, Registration Dues etc & VAT incurred thereon. The land will be sold subject to a condition that any development proposal will be required to be completed within an agreed timescale and, further, will be sold and/ or leased subject to a use restriction having regard to the current planning status and shall include, as appropriate, any claw-back provisions and standard security, as necessary, and otherwise subject to any other terms and conditions as may be agreed.
- There will be an ongoing commitment to comply with the conditions of the City Region Deal funding.

## ANTI MONEY LAUNDERING

A legally binding contract entered into as set out in the heads of terms will be subject to the counterparty satisfying J & E Shepherd requirements in relation to Anti-Money Laundering Regulations.

## VIEWING

The site is available to view from the roadside (Ridge Way).



## ROAD

Approximately 5 miles north of Edinburgh, Ridge Way is located in Dalgety Bay in the Hillend & Donibristle Industrial Estate on the A921 just east of the City of Dunfermline

## AIR

Edinburgh Airport is less than 30 mins by road and is the UK's 6th busiest airport with 37 airlines flying 221 routes to 158 destinations.

## RAIL

Close proximity to Rosyth and Dalgety Bay stations as well as the East Coast Main Line at Inverkeithing which links London with Aberdeen, as well as direct trains to Edinburgh and Glasgow.

## PORT

Rosyth deep-water Port is readily accessible within 5 miles of Ridge Way.

## FURTHER INFORMATION

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**THIS PROJECT IS SUPPORTED BY THE EDINBURGH & SOUTH EAST SCOTLAND CITY REGION DEAL**

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **Aug 2022**

