

TO LET / MAY SELL – COMMERCIAL DEVELOPMENT OPPORTUNITIES

FIFE ENERGY AND BUSINESS PARK

WESTFIELD, BALLINGRY, FIFE, KY5 0HP



15 PLOTS AVAILABLE

PLOTS STARTING FROM 1.5 ACRES

**CAPABLE OF ACCOMMODATING
OVER 1M SQFT OF INDUSTRIAL/
ENERGY RELATED USES**

APPROX 50 ACRES

**WESTFIELD
ENERGY PARK
(50 ACRES)**



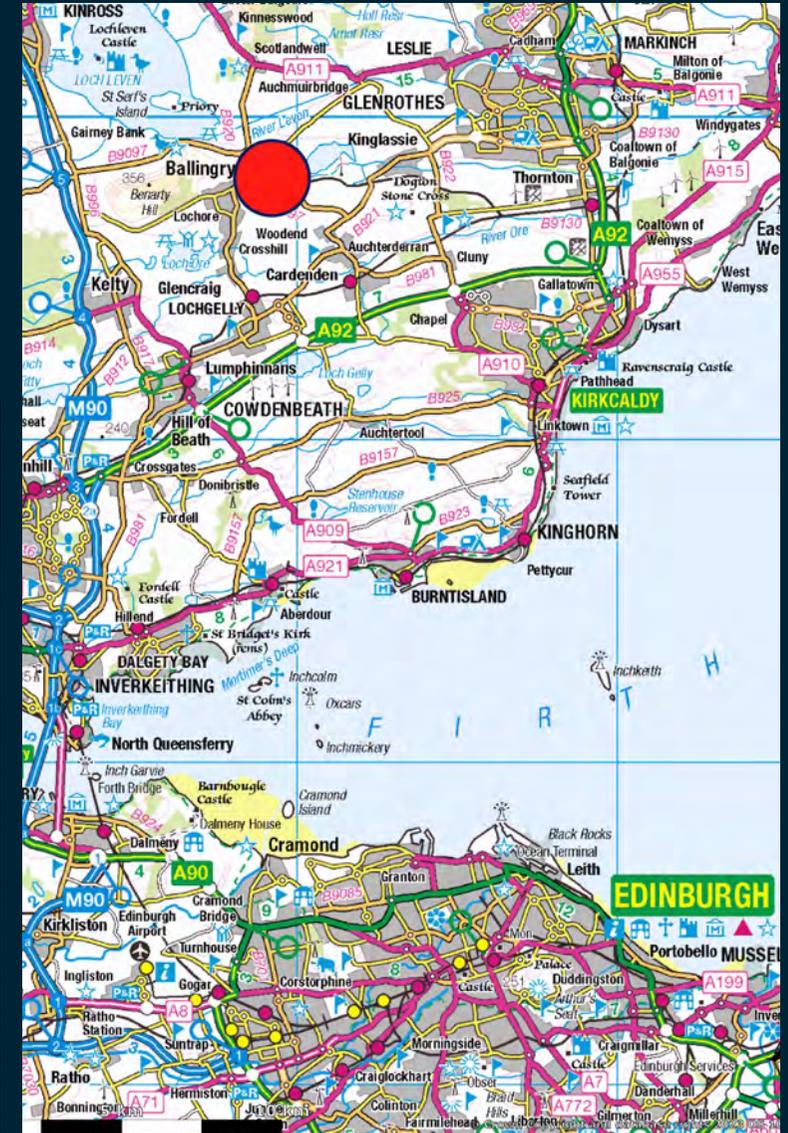
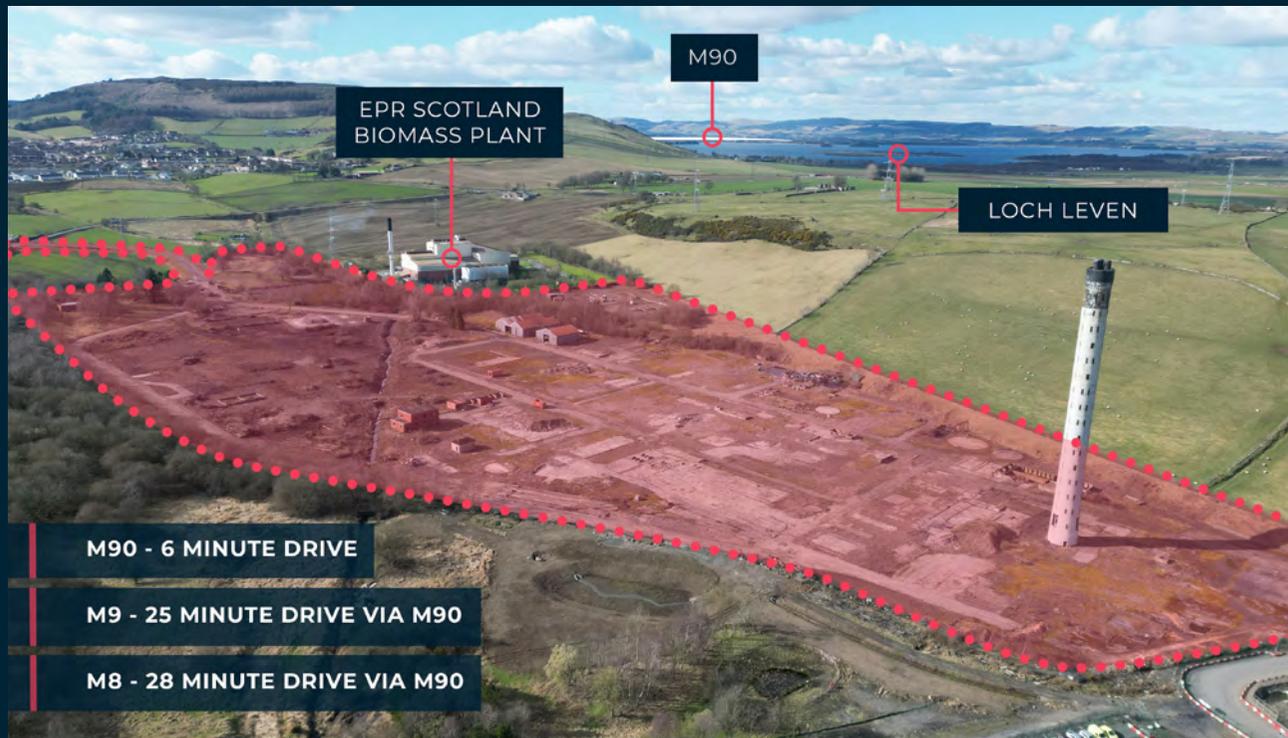
Location

Westfield Energy Park is strategically located in West Fife within a short distance from Junction 5 of the M90 motorway readily connecting the site to Dunfermline, The Port of Rosyth and Edinburgh to the south and Perth and Kinross Council to the north. The site is also readily accessible via the A92 Fife regional road therefore benefiting from excellent connectivity to the main motorway transport network.

Distances and travel times to key towns and cities

Destination	Distance (miles)	Drive Time (minutes)
Dunfermline	14	23
Port of Rosyth	15	18
Edinburgh	28	46
Glasgow	62	64
Perth	24	29
Dundee	30	46
Aberdeen	108	120
Inverness	136	150

The exact location is highlighted on the location map.



**WESTFIELD
ENERGY PARK
(50 ACRES)**

B9097

**LARGE CAPACITY
GRID CONTAINER**



- 1 – 50 acres
- Energy, Industrial, Commercial & Employment development opportunities (Freehold and Leasehold)
- Substantial energy capabilities
- Neighbours Westfield Energy Recovery Facility
- Excellent transport links



Description

Formerly the home to The Westfield Development Centre of British Gas, the site was latterly operated by Scottish and Southern Energy as a 120 megawatt gas fired combined cycle gas turbine generating station.

Our client, having bought the site, has comprehensively cleared and undertaken some remedial work whilst retaining key elements of the existing infrastructure to include the estate roads, drainage and all mains services.

There is a high pressure mains gas pipe connected to the site and nearby there is substantial electrical sub-station. In addition to both the accessible connectivity to gas and electric supplies, there is a covered reservoir located in the field to the north.

There is also a former railway halt which could potentially be re-commissioned.

The site extends to approximately 50 Acres (20.2 hectares) and benefits from a masterplan indicatively showing 15 individual development plots starting from approximately 1.5 acres.

Neighbouring the site to the East is the Energy from Waste (EFW) development which is currently under construction by Hitachi Zosen Inova. On completion, the EFW is capable of burning 250 million ton of landfill waste per annum and converting the waste into energy. Further information about this state of the art facility can be viewed by the following link <https://westfield-erf.co.uk>

Also neighbouring the site is Westfield biomass plant operated by Melton Renewable Energy UK Ltd.

Rail Halt

In the south east corner of the site is a former Rail Halt which could potentially be brought back into operation.

Accommodation

Commercial Plots from 1 — 50 acres

Opportunity

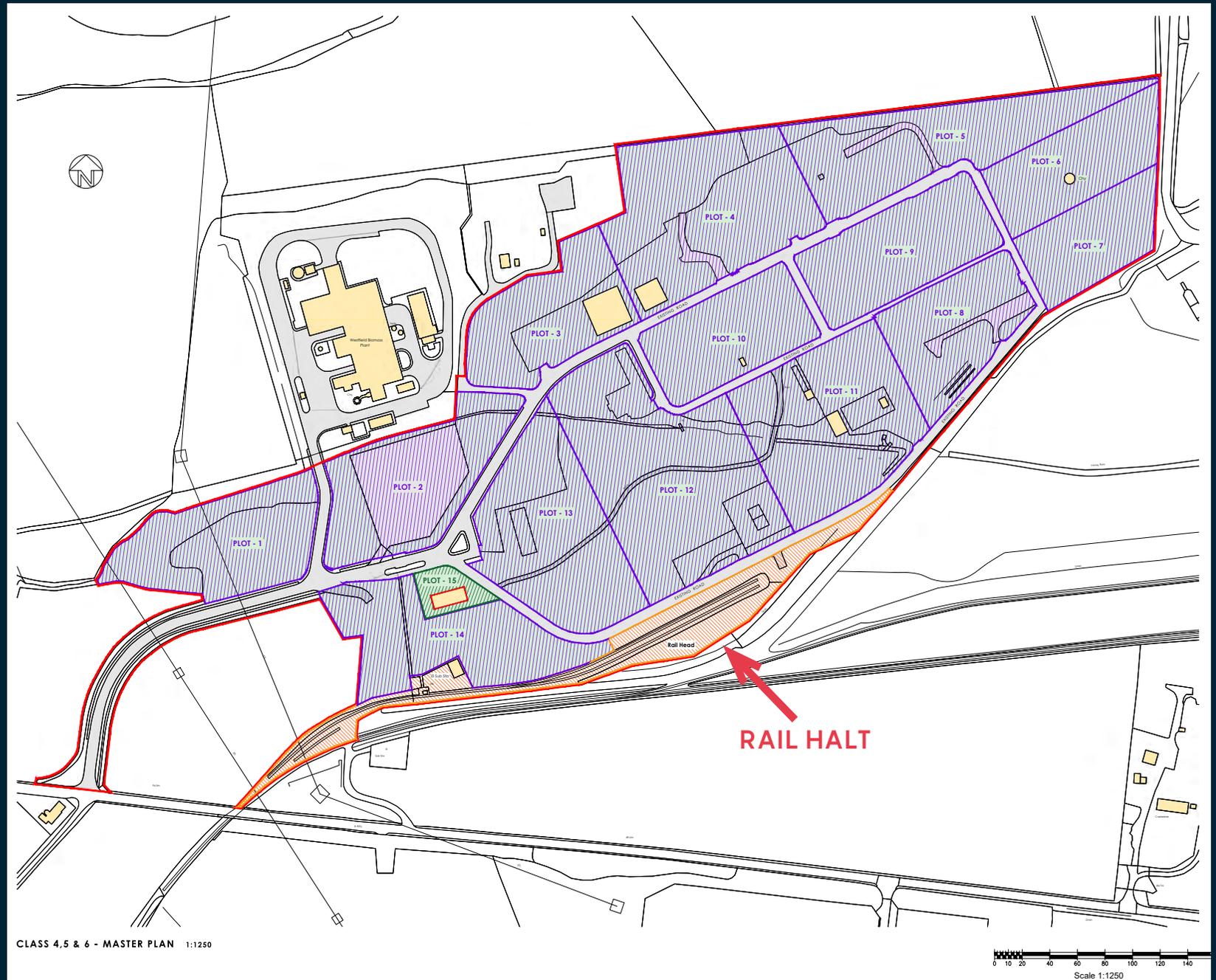
- Plots for sale
- Plots for lease
- Long term ground rents
- Design and build opportunities

Rateable Value

n/a

Legal Costs + VAT

Each party to bear their own legal costs. Occupiers will be liable of any land and buildings transactional tax and registration dues incurred. VAT may be charged at the prevailing rate.





ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: April 2023

For any queries or to arrange a viewing, please contact —



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