

Major Waterfront Development Opportunity – Kirkcaldy



 **MONTAGU
EVANS**

**ESPLANADE & THISTLE
STREET CAR PARKS
KIRKCALDY WATERFRONT,
FIFE, KY1 1RF**

investlife

www.investlife.co.uk



Location

Kirkcaldy is located within Fife, on the east coast of Scotland, and has a population of just over 50,000. The town lies 29 miles north of Edinburgh and 31 miles south of Dundee. Fife's other major towns of Glenrothes and Dunfermline are 7 miles to the north and 14 miles to the south-west respectively and St Andrews is 25 miles to the north-east.

The A92 dual carriageway provides access from the north and south linking to the M90 motorway, and the town has a train station on the east coast main line with journey times of around 45 minutes to Edinburgh and Dundee.

One of Kirkcaldy's most significant assets is its extensive waterfront to the Forth. Significant investment has been made in undertaking improvements to the sea wall and a promenade offering opportunities for walking and cycling allowing people to take advantage of the magnificent sea views.

The waterfront offers a unique opportunity to support the regeneration of the town centre. Interest is being sought from developers who are able to deliver an exciting new vision for the town centre and this waterfront location.

Connectivity to the rest of the world

Kirkcaldy boasts easy access to major cities like Edinburgh and Glasgow via the M90 motorway and a well-connected rail network, including a stop for the Caledonian Sleeper Service. Edinburgh Airport is just a short journey away, opening global connections. Kirkcaldy's central location within Scotland provides access to a skilled workforce and a strong domestic market and exploring opportunities.

Our transport links via road, rail and sea enable businesses of all types to use Fife as a base.

ROAD

Edinburgh 50 Minutes
Dundee 50 Minutes
Stirling 55 Minutes
Perth 45 Minutes
Glasgow 70 Minutes

MOTORWAYS

South & West: M90, M8, M73, M74, M6,
A1M & M1 North: M90

AIR

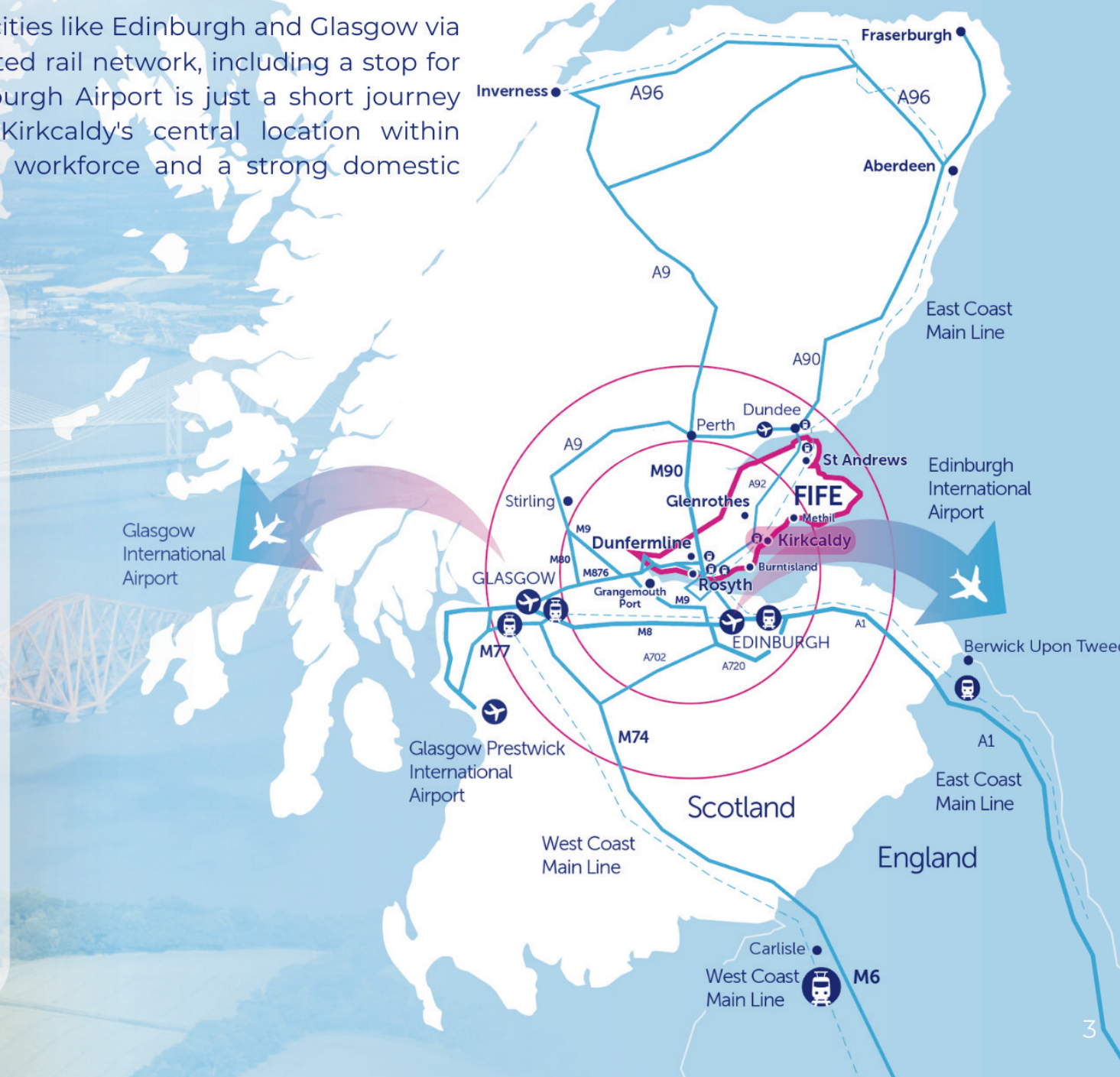
Airport connections from Edinburgh
20 direct UK destinations
87 International including US & Middle
East 46 flights per day to London

RAIL

Main East Coast Rail link
Fife Circle
West Coast Main Line
Freight links

PORTS

Rosyth Deep Water
Port Grangemouth
Docks Kirkcaldy
Methil
Burntisland

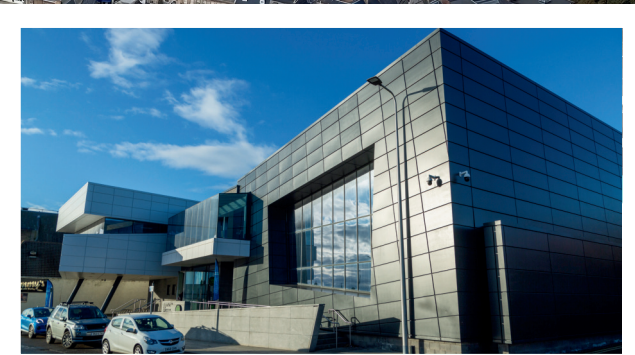




Waterfront and Town Centre Regeneration

Kirkcaldy is undergoing significant regeneration including investment in public realm and private sector investment some of which is summarised below:

- £5m investment in seawall and promenade
- Investment in Volunteers Green
- £2.5m Kirkcaldy Galleries and Adam Smith Theatre
- Kirkcaldy Leisure Centre
- Adam Smith Theatre - refurbishment works and the creation of a new design suite aimed at supporting the creative sector.
- Re-development of waterfront site comprising a total of 54 apartments
- Re-development of gap site High Street comprising 39 apartments
- Demolition and site clearance of former Postings Shopping Centre





**1.24 Acres
(0.50
Hectares)**

Development Site

The total site area is approximately 0.50 hectares (1.24 acres) shown hatched red on the plan. There may also be an opportunity to include the adjacent site of the former swimming pool to the north, subject to separate negotiation with the head tenant. That site extends to approximately 0.27 hectares (0.67 acres) and is shown hatched blue on the plan.

The subjects are situated adjacent to the Mercat Shopping Centre and a modern flatted residential development over 4-7 levels (Cannon Court apartments) to the south of the Esplanade Car Park, and the Society café and bar at the corner of Charlotte Street and Thistle Street.

FIFEplan

Under FIFEplan, adopted in September 2017, the subjects are identified as a Town Centre development opportunity site (Ref: KDY 034) for mixed uses with the preferred uses being retail, Class 4 (business) and residential. Any residential capacity is dependent on the mix of end uses.





Design and Development Framework

A Design and Development Framework has been prepared setting out the key design and development principles that should be considered as part of any redevelopment of the cleared site.

- Potential for landmark building
- Active building fronts to provide visual and physical activity and interest
- 3-5 storey height
- Contemporary architecture
- Opportunities for commercial, residential, restaurant and retail uses
- High quality landscaping
- Maximise views from waterfront elevations

Interest is being sought from experienced developers who can demonstrate that they can meet the aspirations of the Design and Development Framework and realise the investment opportunity that the site offers to support the continued regeneration of the town centre.



Offers

Offers are invited for the heritable ('ownership') interest in the properties with vacant possession.

Any offer will be considered on both the proposed commercial terms and the quality of any development proposals to meet the aspirations for the subjects as set out in the Design and Development Framework.

Further Information

By Contacting Montagu Evans

Keith Hutchison T: 07867-655 594

E: keith.hutchison@montagu-evans.co.uk

Scott Zanre T: 07867-169 410

E: scott.zanre@montagu-evans.co.uk



Disclaimer -Montagu Evans for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of Montagu Evans has any authority to make or give any representation or warranty whatever in relation to the property; d. any images may be computer generated. any photographs show only certain parts of the property as they appeared at the time they were taken. e. these particulars and any transaction are expressly subject to completion of formal legal missives in accordance with Scots Law. Nov 2024