



REV.	DATE	BY	DESCRIPTION
1	16/04/23	SPC	ISSUE FOR PERMITTED DEVELOPMENT WITH THE BAR
2	24/04/23	SPC	CONTRACT LAYOUT ISSUED AS STRUCTURAL LAYOUT

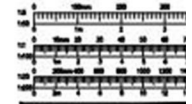
DRAINAGE NOTES

1. ALL DRAINAGE WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY ENGINEER. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY ENGINEER.
2. ALL DRAINAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DRAINAGE REGULATIONS.
3. ALL DRAINAGE TO BE INSTALLED IN ACCORDANCE WITH THE DRAINAGE REGULATIONS.
4. ALL WORK TO BE COMPLETED IN ACCORDANCE WITH THE DRAINAGE REGULATIONS.
5. THE CONTRACTOR SHALL OBTAIN THE LOCAL AUTHORITY ENGINEER'S APPROVAL BEFORE COMMENCING WORK.
6. THE CONTRACTOR SHALL OBTAIN THE LOCAL AUTHORITY ENGINEER'S APPROVAL BEFORE COMMENCING WORK.
7. THE CONTRACTOR SHALL OBTAIN THE LOCAL AUTHORITY ENGINEER'S APPROVAL BEFORE COMMENCING WORK.
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9. THE CONTRACTOR SHALL OBTAIN THE LOCAL AUTHORITY ENGINEER'S APPROVAL BEFORE COMMENCING WORK.
10. ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY ENGINEER.

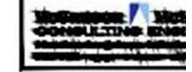


CONSTRUCTION OF DRAINAGE WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY ENGINEER. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY ENGINEER.

HEALTH AND SA
 THE DESIGN AND CONSTRUCTION OF THIS DEVELOPMENT SHALL BE COMPLETED TO THE SATISFACTION OF THE LOCAL AUTHORITY ENGINEER.



PLANNING



PROPOSED DEVELOPMENT
 FORMER SPORTSMAN'S
 BURNSIDE STREET, RY

DRAINAGE LAYOUT

SCALE	DATE	DRAWN
1:1000	JULY 22	SPC

23414-200

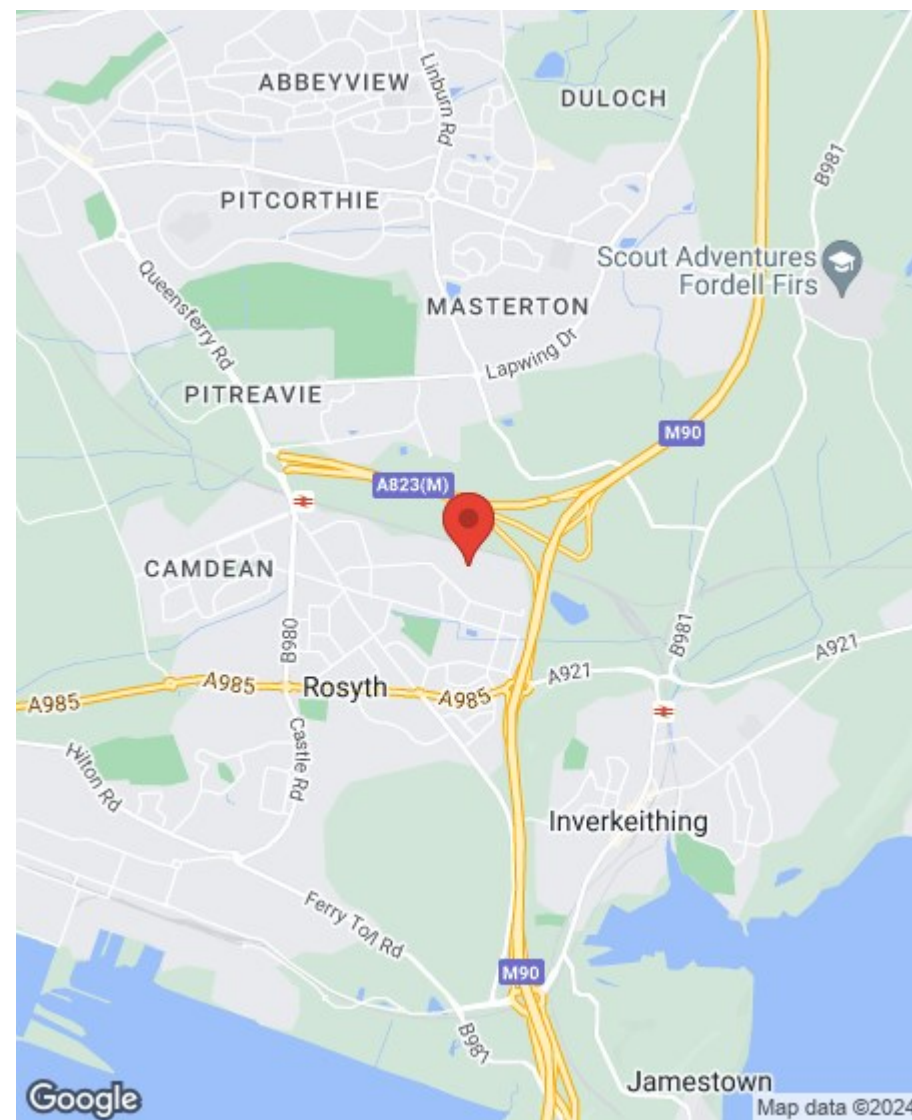


Sportsman Bar, Burnside Street, Rosyth, KY11 2NX
 Offers Over £145,000

Excellent development opportunity which is well appointed and occupies a generous building plot approx. 1/2 an acre in the ever popular commuter town of Rosyth. The plot is ideally placed within well established residential area with existing flats and houses and gives direct access to the M90 motorway network. Ideal for commuters to Edinburgh and the Fife Circle. Planning Permission in Full has been approved for six executive two bedroom apartments with en-suite facilities and private residents parking. All details can be obtained via Fife Council Website Ref 23/01383/FULL or within our offices.

LOCATION

Rosyth is a popular town on the northern shore of the River Forth with a good selection of shops and services, which are easily accessible. There are four local Primary Schools and secondary schooling is available in nearby Dunfermline and Inverkeithing. An ideal commuter base with links to the motorway network. Easy access to the M90 and Ferrytoll Park and Ride. A short drive takes you to the City of Dunfermline which provides a larger selection of shops, schools, bars, restaurants and public transport of bus and rail links making this area an ideal commuter base to Edinburgh, throughout Fife and east central Scotland.



Morgans

PROPERTY

SOLICITORS | PROPERTY

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PROTECTED