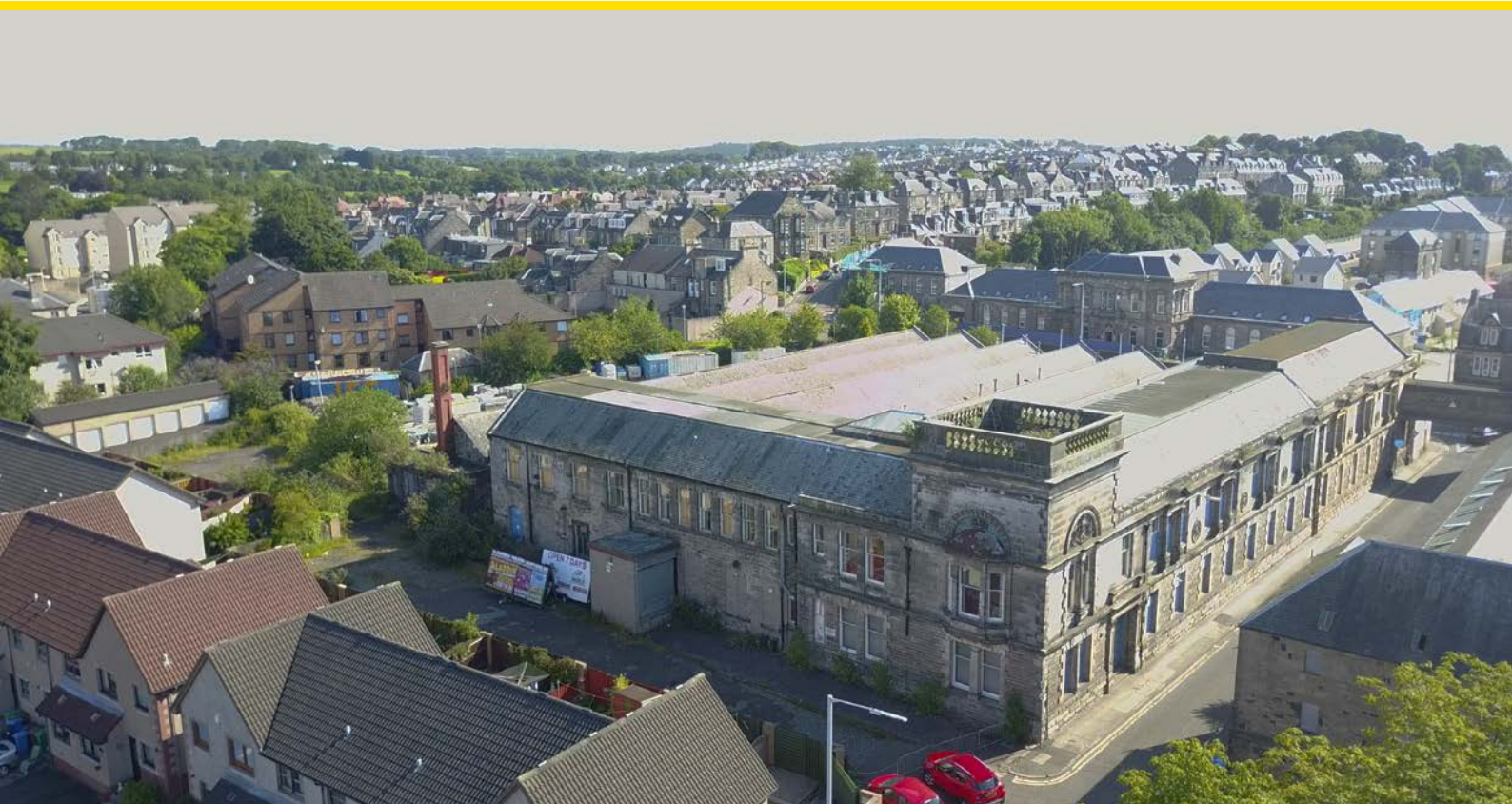




**Town Centre
Development
Opportunity**

DM HALL
CHARTERED SURVEYORS



FOR SALE

**Former St Margaret Works, Pilmuir/Foundry Street
Dunfermline, Fife, KY12 9DF**

Prime Town Centre Development Opportunity (STP)

Mix of retained period buildings, 32 units / demolition of former factory

May be available in separate lots subject to a demolition plan

Extends to 0.8 hectares / 2 acres or thereby

Historic planning permission and recent Pre-app for 107 units

Close to Kingsgate Shopping Centre and other amenities



dmhall.co.uk

Commercial Department

17 Corstorphine Road, Edinburgh, EH12 6DD

0131 477 6000

LOCATION:

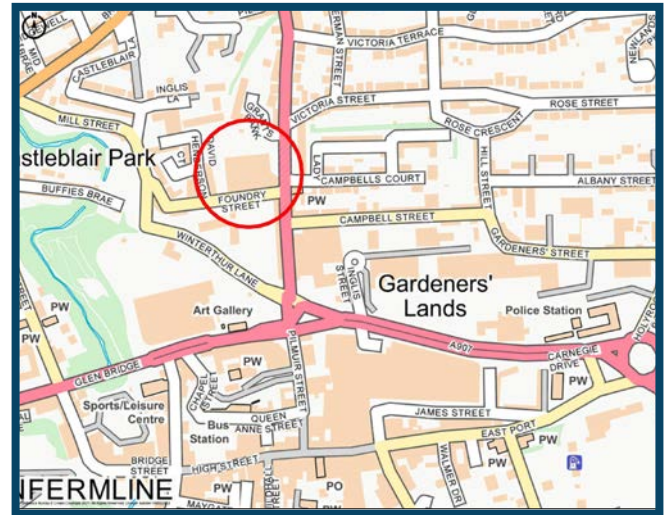
Dunfermline is Scotland’s historic capital with a population in excess of 50,000 situated approximately three miles inland from the Firth of Forth and is the home to Dunfermline Palace and Abbey. Ideally located in the town centre is Pittencrieff Park which has undergone extensive regeneration offering green outdoor space, walking paths, playparks and is host to the annual Bruce Festival in August.

Within walking distance of the subject site is the town’s principal bus station on Queen Anne’s Street in addition to both Dunfermline Town and Dunfermline Queen Margaret train stations. The town is strategically located less than 20 miles north of Edinburgh’s city centre and benefits from excellent transport links to the city’s capital whilst the M90 motorway connects the town to the north and south which can be joined at both junctions 2 & 3.

Dunfermline is host to 14 Primary and 4 High Schools, in addition there are a number of schools in the surrounding cities of Perth and Stirling and a range of Private Schools in Edinburgh, all in a short travel distance.

The St Margaret Works site is an established town centre location approximately 0.5 miles north of Dunfermline’s High Street / town centre. The site benefits from lying within easy walking distance to the Kingsgate Shopping Centre, Tesco Superstore and Carnegie Leisure Centre. Furthermore, benefitting from neighbouring local attraction Fife Leisure Park, located approximately 10 minutes from Dunfermline town centre, comprising Adventure Golf Island, Odeon Cinema, Bannatyne Health Club and abundant eateries. Fife is home to many walks and recreational facilities including the Fife Coastal Route which attracts numerous visitors each year, Deep Sea World and St Andrews world class Golf Course.

The site is shown below with the Listed Buildings which will require to be retained outlined in blue.



TRAVEL TIMES:

M90 access	10 minute drive
Queensferry Crossing	12 minute drive
Edinburgh Centre	35 minute drive
Glasgow	55 minute drive
Dundee	58 minute drive
Aberdeen	2 hour drive



The above photo shows the site outlined in red with the portion of the building to be retained outlined in blue.

DESCRIPTION:

The subjects comprise a former B listed linen damask mill factory which dates back to 1900. The property is arranged over two floors and in the main is an L-plan office /store. This will convert into attractive period apartments with the remaining warehouse to be cleared from the site to provide an opportunity to construct a modern contemporary development.

Access to the site is directly off Pilmuir Street with adequate on-site parking provided to the front and north elevations.

ACCOMMODATION:

The total site extends to 0.8 hectares / 2 acres or thereby.

The listed mill building extends to approximately 27,500 sqft (2,555 sqm). This could be made available as a single lot for conversion to quality apartments on demolition of the obsolete factory premises.

PLANNING:

The site is identified in the adopted Fife Local Development plan as being a development opportunity site under reference DUN074. Full planning permission was originally granted in August 2014 but more recently a Preapplication has been lodged for 107 residential units (20/02267/PREAPP) which has largely received a positive response with further information available on application. The Pre-app and design statement can be made available to seriously interested parties.

TECHNICAL INFORMATION:

Further information including existing layout plans are available to seriously interested parties via the sole agents.

PRICE:

Offers are invited for the site as a whole but consideration will be given, subject to previous discussion, to offers for individual lots (retained buildings or remaining site).

VAT:

No election has been made to charge VAT on the sale.

ENTRY:

Upon completion of legal formalities.

FURTHER INFORMATION:

Strictly by contacting the sole selling agents:-

DM Hall LLP
27 Canmore Street
Dunfermline
KY12 7NU

Tel: 01383 604 100

Email: michael.court@dmhall.co.uk
ben.mitchell@dmhall.co.uk

VIEWING:

Strictly by arrangement with the agents.

Ref: ESA1317

Date of publication: July 2021

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