



# TOWN CENTRE DEVELOPMENT OPPORTUNITY

QUEENS HOTEL (INCLUDING 2-6 CHURCH STREET) , 8 – 12 CHURCH STREET  
INVERKEITHING, FIFE, KY11 1LJ



# SUBSTANTIAL FREEHOLD TOWN CENTRE SITE FULLY CONSENTED FOR PART COMMERCIAL AND RESIDENTIAL USE

FREEHOLD

GUIDE PRICE - OFFERS INVITED

- Substantial Freehold town centre properties
- Full planning consent passed for substantial commercial and residential development
- Planning consent for 8 -12 Church Street – 2 retail/ office premises + 5 flats
- Planning consent for 2-6 Church Street – 2 retail/ office premises + 6 flats
- Consent passed for 11 flat new build development in grounds to rear
- A superb commercial and residential development opportunity In sought after commuter town





### Situation

The commuter town of Inverkeithing lies on the north shores of the Forth 9 miles from Edinburgh city centre. The town has a population of 5000 with continued growth expansion planned for the future.

Inverkeithing is a very important transport hub; The M90 motorway lies adjacent to the town, the Ferry toll Park and ride is one of the largest park and ride facilities leading into Edinburgh. The town also has an important mainline railway station acting as an important stop off point for the East Coast mainline as well as the Fife Circle.

The town is located close to Rosyth and Dalgety Bay as well as being 2 miles south of the city of Dunfermline.

The subjects are located at the northern end of the busy high street, a couple of minutes walk from the train station.

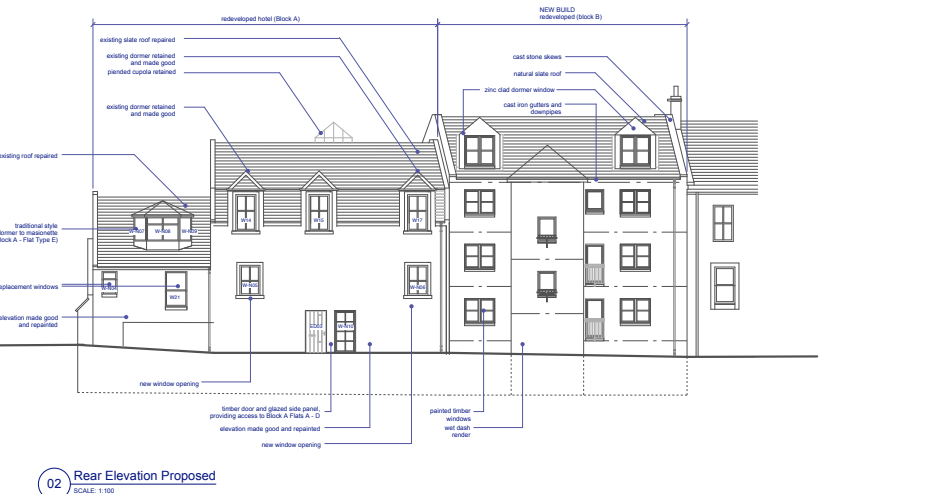
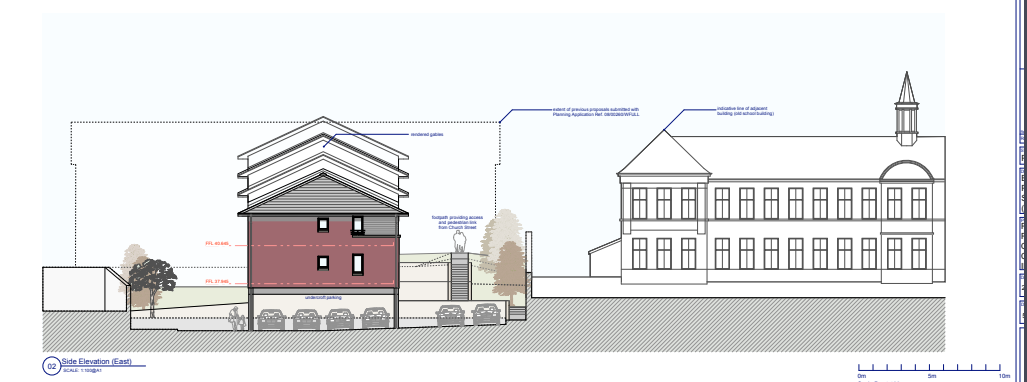
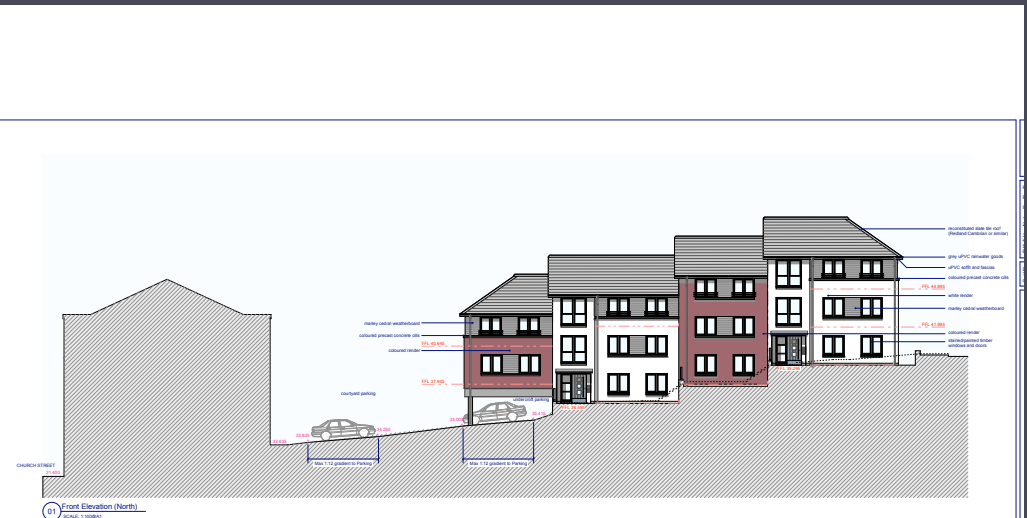
### Description

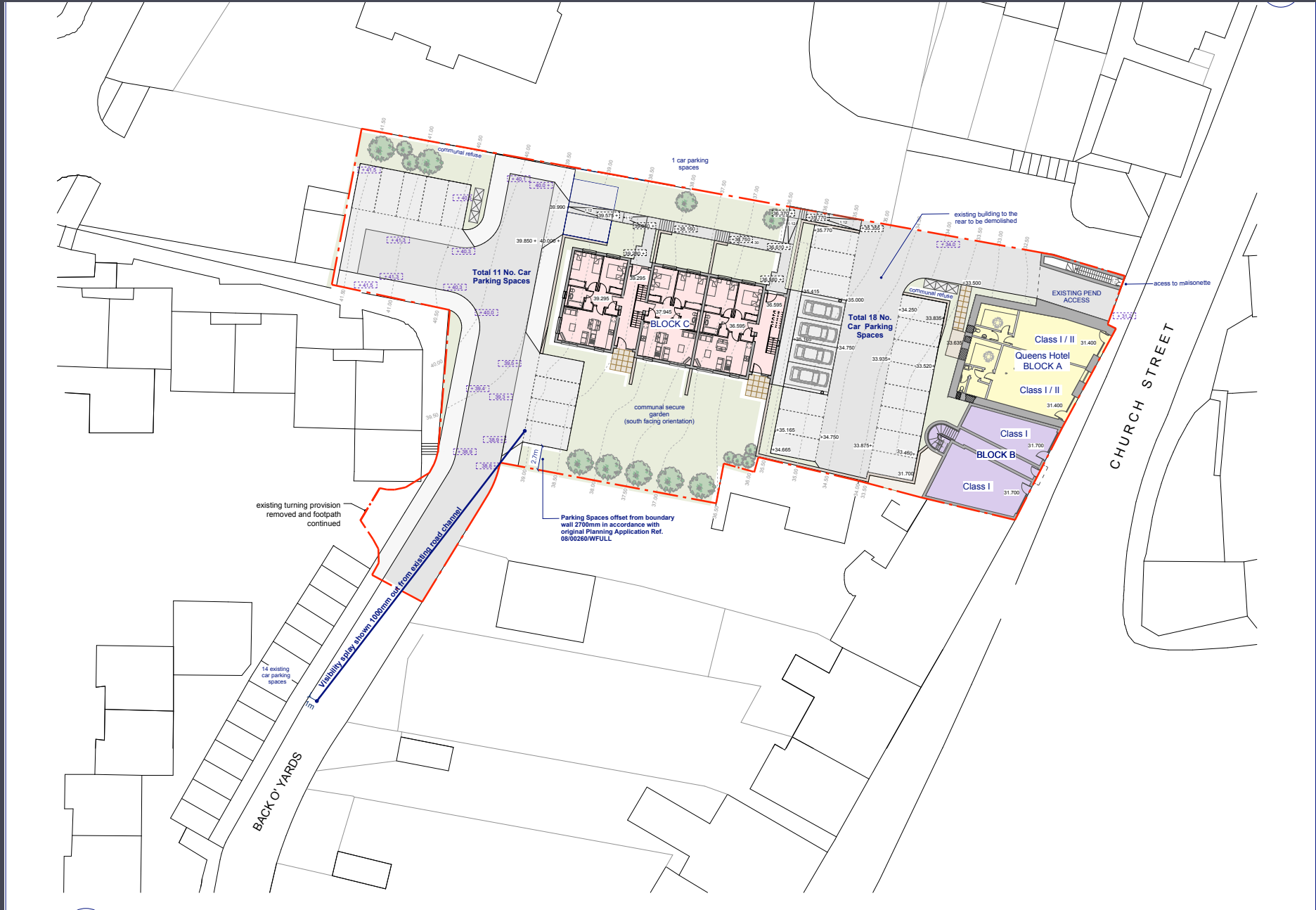
The buildings and site have been fully consented for:

**8 -12 Church Street:** 2 ground floor retail/office premises with 5 dwelling flats over 2 floors retaining the C listed exterior

- 2x 2apt flats
- 2x 3apt flats
- 1x 3 apt Maisonette







**2-6 Church Street** – Demolition of existing building to form 2 ground floor retail/office premises with 6 dwelling flats over 2 levels

4x 2apts flats  
2x 3apts Maisonettes

#### **Current hotel extension and land at rear**

Demolition of existing extension and construction of 11 new build dwelling flats over 3 floors.

5x 3apt flats  
6x 3apts affordable housing flats

#### **Parking**

Car parking for 27 cars

#### **Summary**

This is an outstanding opportunity for a developer to acquire a fully consented large scale re-development opportunity in the middle of Inverkeithing High Street.

This development in an important a strategic commuter town centre offers full scale regeneration to well positioned central location.

This is an excellent opportunity offering developers and excellent commercial and residential mix.

#### **Planning permission**

Full Planning permission has been formally approved 15/03045/FULL [www.planning.fife.gov.uk](http://www.planning.fife.gov.uk)

#### **Tenure**

Freehold.

#### **Price**

Freehold offers are invited.

#### **Business Purchase Finance**

Please contact us for more information [click here](#)

#### **Viewing**

Strictly by appointment via the joint selling agents,

Cornerstone Business Agents.  
Phone – 0131 445 7222  
Email – [info@cornerstoneagents.co.uk](mailto:info@cornerstoneagents.co.uk)

Falconer Property Consultants  
Phone – 01786 234 000/ 01738 230 200  
Email – [info@falconerproperty.co.uk](mailto:info@falconerproperty.co.uk)

#### **Offers**

All offers couched in Scottish legal terms should be submitted to the sole selling agents. No direct approach may be made to the vendors.

#### **AML**

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

#### **Important Notes**

[Click Here](#)

#### **Cornerstone Business Agents**

The Walled Garden | Bush Estate | Midlothian | EH26 0SD  
Phone 0131 445 7222 | Fax 0131 445 4300

272 Bath Street | Glasgow | G2 4JR  
Phone 0141 353 9494

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