

BALLANTYNES

SURVEYORS & ESTATE AGENTS



Abbeyview Clinic

Dunfermline
KY11 4HA

A single storey semi-detached building previously used as a health centre with potential for redevelopment subject to the necessary consents.

ON BEHALF OF



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Abbeyview Clinic

Dunfermline, KY11 4HA

DIRECTIONS

If travelling by car from Dunfermline city centre, take a left onto Woodmill Street, then onto Woodmill Road, a right onto Shields Road towards Abbey View and then a right onto Allan Crescent. The clinic is located to the left.

LOCATION

The property is located within the village of Abbey View, located approximately two and a half miles South East of Dunfermline's town centre.

The area is well served by local shops and the nearest supermarket can be found in neighbouring Duloch. There is a regular bus service to the excellent shopping facilities and social comforts of Dunfermline, while the A823 and M90 motorways are within just a few minutes' drive, providing ready access to Edinburgh and Perth.

Abbey View benefits from the local Lynburn Primary School and Woodmill High School, while Queen Anne High School may be found in Dunfermline.

DESCRIPTION

Abbeyview Clinic was previously used as a health centre and is now vacant. The property would be an ideal office space or alternatively may be suitable for redevelopment subject to the necessary consents.

SERVICES

The property is served by mains electricity, mains water and mains drainage. All parties are deemed to have satisfied themselves with regards to the services.

FIXTURES AND FITTINGS

Included with the property are all fitted floor coverings and fitted blinds.

DEVELOPMENT CLAWBACK

As the site is being sold by NHS Fife – A development clawback will be applicable on the sale and further details are available from the selling agents.

BIDDING PROCESS

Ballantynes will administer the sale of the Abbeyview Clinic on behalf of NHS Fife and all enquiries should be made to Ballantynes in the first instance. The heritable Interest is offered for sale as a whole with vacant possession.

Parties should register their interest in order to be kept advised of any Closing date being set. Please note that agents acting on behalf of potential bidders must advise Ballantynes for whom they are acting.

Bidders should note the following information will be required

- Bidding Parties Name
- Headline price and method of payment
- Clawback and overage provisions
- Conditions of purchase
- Timetable of purchase
- Evidence of Funding
- Legal representative details.

Offers in Scottish Legal format should be submitted to NHS Fife, Estates Department, Phase 1 Victoria Hospital, Hayfield Road, Kirkcaldy KY2 5AH in the envelope provided, and sealed. Two copies of the offer and supporting documentation should be provided.

The owner reserves the right to sell the property without any reference to any other party.

Interviews may be held after the closing date. The client shall not be bound to accept the highest or indeed any offer.

RATEABLE VALUE

Abbeyview Clinic £8,800 Assessed as a Clinic

VIEWING

Viewing is strictly by appointment only, by contacting the sole selling agents, Ballantynes, Edinburgh Office.



Important Notice

Ballantynes for themselves, and for the Sellers of this property whose agent they are, give notice that:

1. All particulars are set out as a general outline only, for the guidance of intending purchasers and do not constitute, nor constitute part of an offer or contract.
2. All descriptions, dimensions, areas, reference to condition and necessary conditions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves with inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Ballantynes Scotland Limited has any authority to make or to give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract relating to the property or in relation to Ballantynes Scotland Limited, nor into any contract on behalf of the sellers.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

November 2016

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