



CONVERSION / DEVELOPMENT OPPORTUNITY - FOR SALE
FORMER INVERKEITHING HIGH SCHOOL
HILLEN ROAD, INVERKEITHING, FIFE, KY11 1PL



SUMMARY OF OPPORTUNITY

- Existing school campus – due to relocate
- Vacant possession available Summer 2026
- Popular town in south-west Fife, with excellent access to M90 and A92
- 14 miles from Edinburgh and 5 miles from Dunfermline, with train station + Park & Ride
- Fine views across neighbouring countryside
- Nearby facilities include adjacent primary school & nursery, retail and employment
- Category B listed buildings extending to a total GIA of c.204,000 sq ft (18,955 sq m)
- Excellent opportunity for conversion/ redevelopment for residential/mixed uses (subject to planning permission)
- Council to develop part of site for new leisure facility with swimming pool + 3G pitch
- Offers invited



THE LOCATION

INVERKEITHING

Inverkeithing is located in the Forth Bridgehead area in south-west Fife, with a population of approximately 5,300. Dunfermline is 5 miles to the north-west and Edinburgh is 14 miles to the south-east. Neighbouring towns in close proximity include Rosyth, Dalgety Bay and North Queensferry.

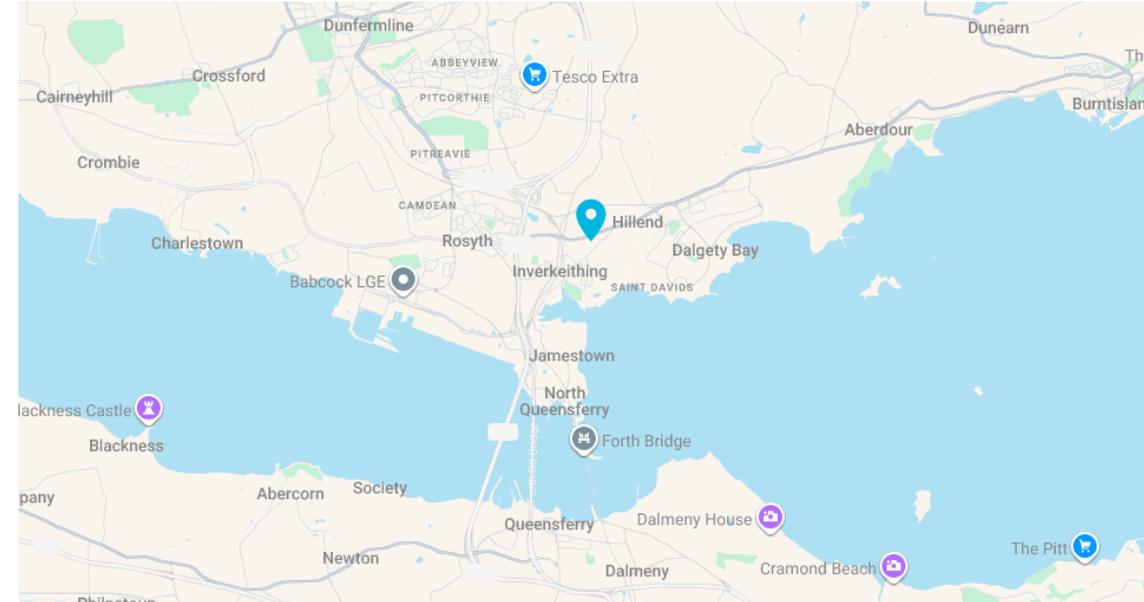
Road access is excellent, with the M90 motorway a short-distance to the west, with access via Junctions 1B and 1C. The M90 (and A90 dual carriageway) link to Edinburgh to the south and to Perth, Dundee and Aberdeen to the north. The A92 dual carriageway links to Fife's other major settlements to the north-east including Kirkcaldy, Glenrothes and St Andrews (via the A91). Inverkeithing has a train station on the East Coast and Fife Circle routes, with a journey time of c.25 minutes to Edinburgh.

The town also has a Park & Ride facility at Ferrytoll, offering free parking with bus services to Edinburgh (express service), Edinburgh Airport and around Fife.

Inverkeithing has an attractive and historic town centre, and lies on the Fife Coastal Path and Pilgrims Way.

THE SITE

The site lies on the north side of Inverkeithing, between Hillend Road to the south-east and the A921 to the north-west. Inverkeithing Primary School lies immediately to the south and there is housing to the south-west and south-east, including Taylor Wimpey's recent Spencerfields development. The train station is $\frac{3}{4}$ mile to the west.

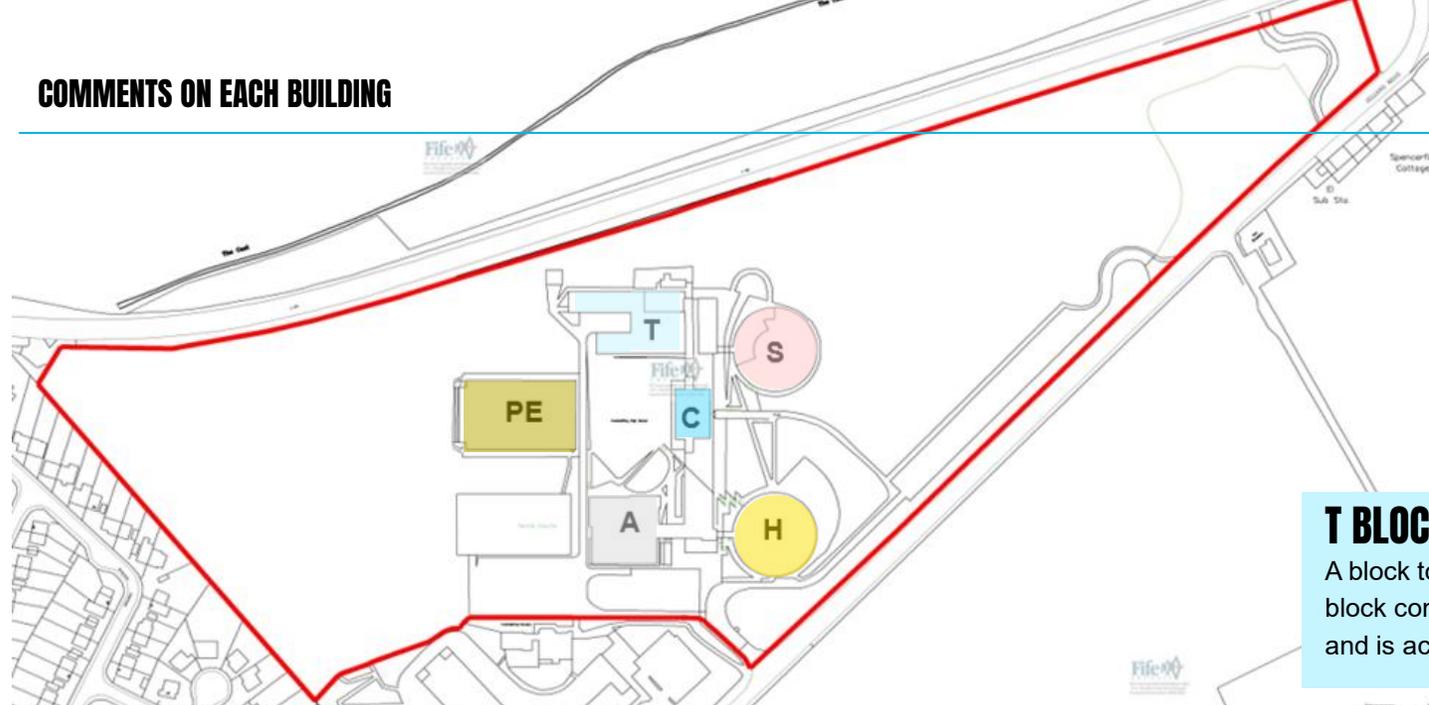


THE PROPERTY

The existing school buildings date from the 1970s and are considered a good example of modernist school architecture of the era and are consequently Category B listed. The school buildings sit centrally on the triangular site in a lower position, surrounded by playing fields, sports and recreation areas on higher ground to the west and east. The school comprises 6 separate buildings connected by ramps, walkways and link bridges, tying into the central 4-storey classroom and entrance building. The buildings range from 1–4 storeys, with a total GIA of approx. 18,955 sq m (204,000 sq ft). Car parking is located to the north-east and south-west of the school.

The site slopes down from Hillend Road towards the A921 and has views to the north across farmland. The existing buildings are not visually prominent from Hillend Road due to topography. Trees on site are not known to be protected.

COMMENTS ON EACH BUILDING



C BLOCK

A large linear classroom block that forms the central core of the school with the main school entrance at the south end. It is sunken below the main ground level to the east and rises to three conventional stories, with additional roof-level classrooms. It includes several classrooms of various sizes and large and small administrative rooms.

The C Block is connected on its eastern side via a raised walkway on the first-floor level to a pair of rotunda pavilions, H Block and S Block, and behind it to the south-west and north-west by an administrative and assembly block.

H BLOCK

The southern rotunda pavilion rises a single storey above the ground level, which is higher to the east and is partly set into the ground to the rear. It contains the home economics and business classrooms arranged around the outer perimeter with a small canteen and kitchen in the centre.

S BLOCK

The northern rotunda pavilion is also partly set into the ground. It contains the science classrooms arranged around the perimeter with a central lecture hall, technicians' offices and a library at lower ground level.

T BLOCK

A block to the rear, north-west end of C-block contains the technical classrooms and is accessed via an undercroft area.

A BLOCK

A rectilinear block to the rear, south-west end of C block accessed via a glazed passage, and a suspended walkway. The block contains a modern canteen, administrative rooms, assembly hall and specialist classrooms.

PE BLOCK

The PE block is a separate block to the west of C block. It contains the school's physical education halls and swimming pool.

THE PROPERTY

The school is currently B listed, however, subject to relevant consents, it is considered that limited demolition may be supported as part of a redevelopment proposition. Change of use planning consent and conversion of the rotundas present an opportunity for the creation of unique spaces, whilst subdivision of the main school block affords scope for the formation of multiple flats, offices or business units.



PLANNING AND DEVELOPMENT

PLANNING POLICY

The site lies within the Inverkeithing settlement boundary and is currently allocated as a School or Further Education under the adopted Local Development Plan (FIFEplan) dating from 2017. Policy 1: Development Principles is a 'gateway policy' and supports the principle of development at the site, subject to the detailed assessment criteria set out at Part B. Policy 2: Homes supports housing development on allocated sites and on other sites provided the proposal is compliant with the policies for the location. There is a 25% affordable housing requirement.

The subsequent National Planning Framework (NPF4 - 2023) generally supports development on brownfield land, and will inform the replacement LDP for Fife which is under review. The Proposed Plan (draft FIFEplan2) is due to be published around July 2026 for consultation.

All the school buildings and associated structures from the 1970s are part of the Category B listed building designation (Ref: LB49945). A Planning and Heritage Briefing Note has been prepared and is available on request. The property does not lie within a conservation area

OPPORTUNITIES

- The site has potential to align strongly with NPF4's principles of sustainable, well-designed places and FIFEPlan's objectives for housing delivery, mixed-use development and placemaking.
- The site would be a logical residential expansion within the settlement boundary supporting local and regional housing targets and would align with 20-minute neighbourhood policies, with access to community and retail facilities within a walkable distance.

- The site has great potential to improve connections to greenspace, conserve natural assets and enhance biodiversity while leveraging views to the Forth.
- The site benefits from strong links to the rail, road and core path networks.
- An active travel route is proposed along the northern boundary of the site, to be delivered by Fife Council, which will make the site more accessible for walking and cycling.
- Fife Council will retain and develop part of the site for a new leisure facility, including a replacement swimming pool, community facilities and 3G pitch. These leisure facilities will create a fantastic facility on the doorstep.



FURTHER INFORMATION

TENURE

Heritable ('ownership), the Scottish equivalent of English freehold.

VAT

The property is not elected for VAT.

TECHNICAL INFORMATION

Technical information is available on request including:

- Planning and Heritage Briefing Note
- Site Plan
- Floor Plans
- Asbestos Risk Register (2025)
- Condition Survey Reports (2023)
- Fife Council draft Design & Development Framework (2021)
- EPC
- Aerial Video

EPC

Energy Performance Rating – C (45).

BUSINESS RATES

2023 Rateable Value - £422,000. The draft/proposed Rateable Value for the 2026 revaluation is £447,000, but this may be subject to change/appeal.

The relevant rate poundage for 2026/27 is 54.8p.

METHOD OF SALE

Offers are invited for the heritable interest in the property. The Council will retain part of the site for the construction of a replacement swimming pool with community facilities alongside a 3G pitch, further details can be provided on request.

VIEWINGS

The existing high school is still being occupied until Summer 2026, so viewings are strictly by appointment only with Montagu Evans and out-of-school hours.

For further details and viewing arrangements please contact



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February 2026