

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

PROMINENT SITE ON SHORT
LANE / ASHLAR LANE IN
POPULAR FIFE LOCATION.
PLANNING PERMISSION IN
PRINCIPLE FOR
DEVELOPMENT OF 22
RESIDENTIAL UNITS
SITE EXTENDS TO 0.45 ACRES
(0.18 HECTARES)

LOCATED WITHIN A TOWN
CENTRE MIXED USE AREA

ASKING PRICE - £300,000



WHAT 3 WORDS



SHORT LANE / ASHLAR LANE, CUPAR, FIFE, KY15 5EQ

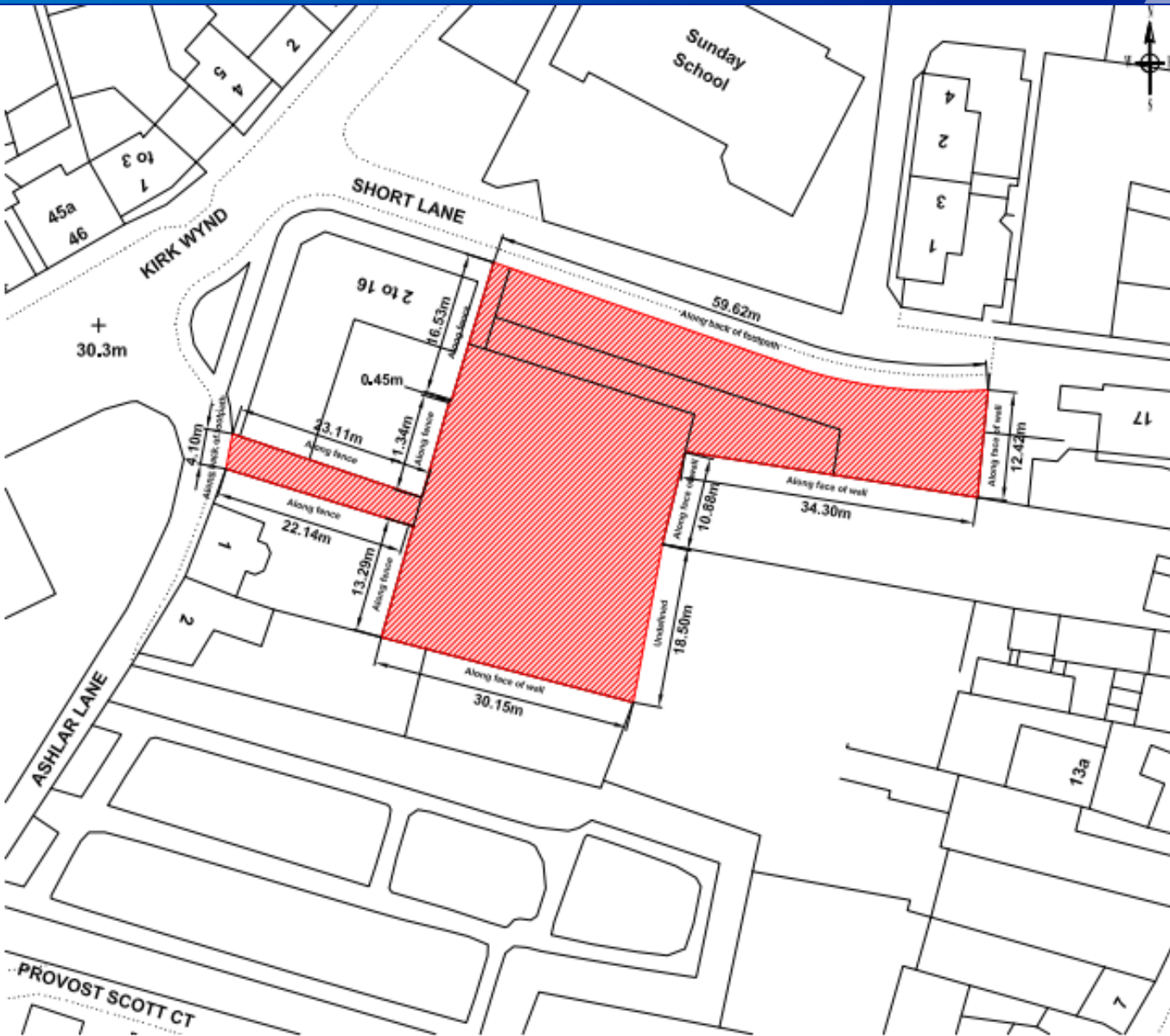
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Location

SHORT LANE / ASHLAR LANE, CUPAR, FIFE, KY15 5BA



Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife is Scotland's third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the three principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Cupar is one of the principal towns within Fife and is positioned approximately 10 miles west of St Andrews, 15 miles southeast of Dundee and 44 miles northwest of Edinburgh. Cupar is historically a market town and is occupied by a number of local and national businesses. The town sits on the A91 trunk road which links Stirling and St Andrews and benefits from access to the main east national rail network.

The site itself is positioned close to the town centre and within close proximity to the railway station. Surrounding properties comprise mixed residential and commercial buildings.

Only 9 miles from St Andrews, 14 miles from Kingsbarns, 4 miles from Ladybank, 8 miles from Dumbarnie and 28 miles from Gleneagles the subjects are ideally located to benefit from the rich array of golf course in the area.



FIND ON GOOGLE MAPS





DESCRIPTION

The site comprises a level area of ground and is currently used for car parking. It is accessed from Ashlar Lane with additional frontage to Short Lane, is part tarmac surfaced and is bound by stonewalls.

SITE

SITE	HECTARES	ACRES
SITE	0.18	0.45
TOTAL	0.18	0.45

PRICE

Our client is seeking unconditional offers of £300,000 exclusive for the heritable interest in the site with the benefit of the existing planning consent.

RATEABLE VALUE

£3,300

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction and any LBTT, registration dues and any VAT incurred thereon.

PLANNING

This site benefits from planning consent in principle for the development of 22 residential units. Further information is available from Fife Council Planning portal under the following reference:

REF: 22/04232/PPP

The purchaser will benefit from the extensive reports already commissioned by our client.

Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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