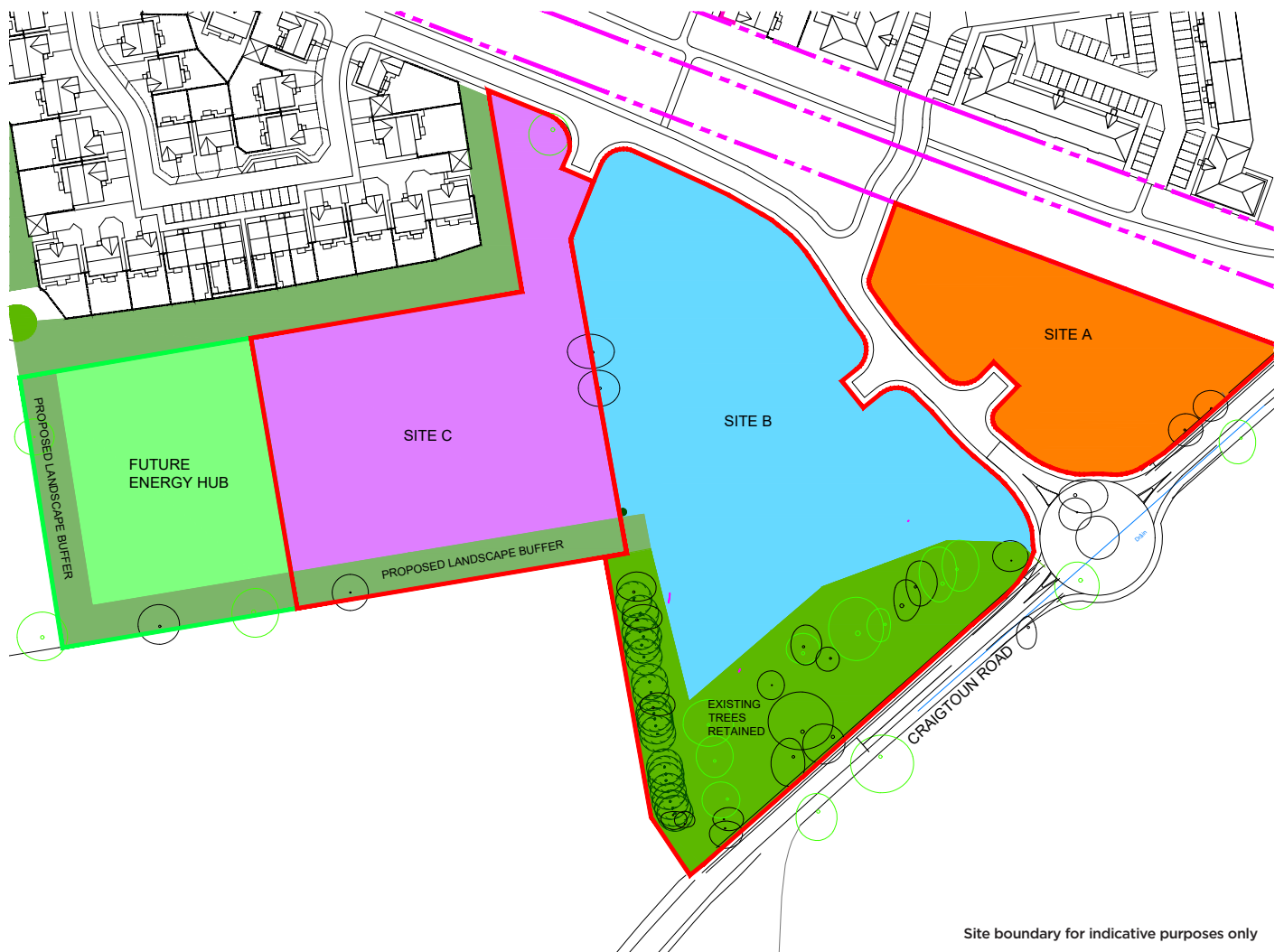


LAND AT CRAIGTOUN

St Andrews



Key Highlights

- Fully Serviced Land
- Extending from approx. 1.08 acres to 6.62 acres (gross)
- Suitable for various uses subject to planning
- Sites available as a whole or individually
- Located within the popular town of St Andrews

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Location

The historic town of St Andrews is located approximately 14 miles south of Dundee, 34 miles east of Perth and 50 miles north east of Edinburgh. The site itself is located approx. 1.5 miles east of St Andrews town centre and is accessed via both Craigtoun Road and Melville Road.

Leuchars railway station is only 6 miles west connecting the East Coast mainline to Aberdeen and London, also providing links to Dundee and Edinburgh. St Andrews also has a well-established bus network linking to Fife and beyond.

St Andrews has an excellent range of local amenities including shops, restaurants, bars, hotels and recreational facilities. St Andrews is also home to Scotland's oldest university, the University of St Andrews, which is regarded as one of the UK's top higher education institutions.

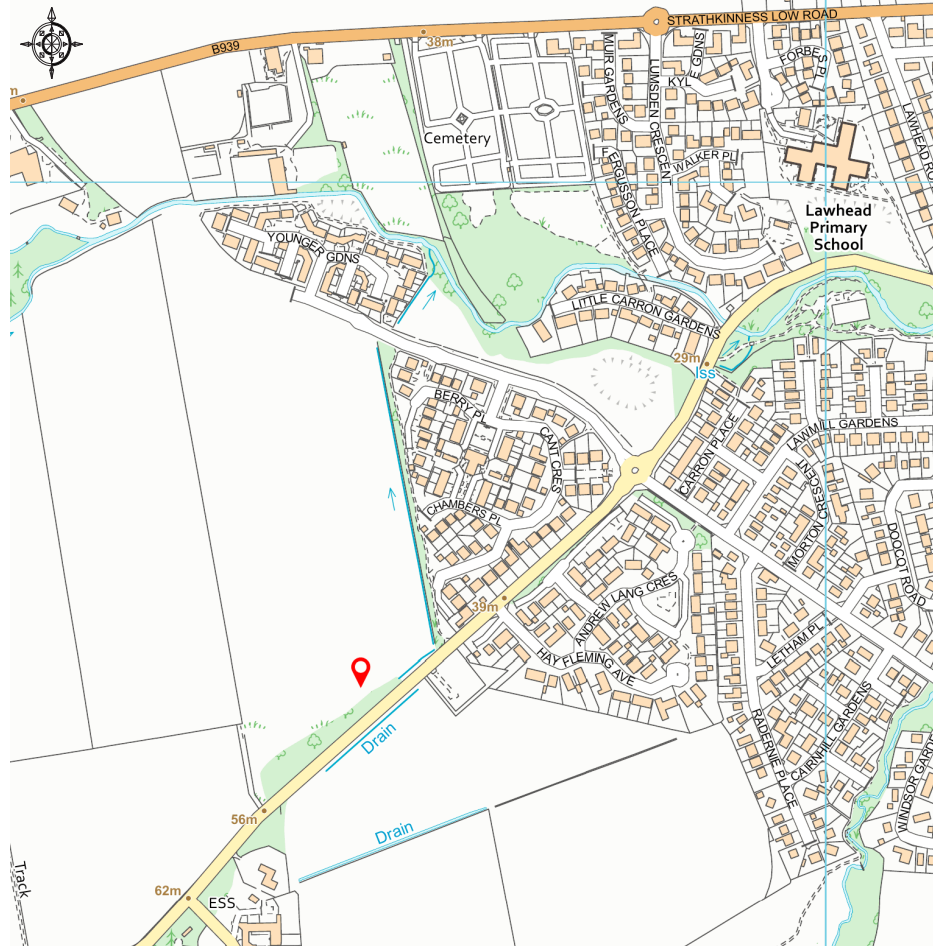
St Andrews is home to the renowned Old Course, which is a regular host to the British Open Golf Championship. The site itself is in close proximity to the Dukes Course.

The exact location of the property can be seen on the plan adjacent:

Description/Site

The commercial site extends to a approx. 2.67 hectares (6.62 acres). The wider site extends to approximately 42 acres in total.

The site is bounded to the north and east by residential housing and to the south and west by agricultural land. The creation of a new roundabout on Craigtoun Road is proposed with a new junction required on Melville Road. (REF:21/00917/FULL)



Planning

Planning Permission in Principle has been granted for mixed use development comprising residential, commercial, business, retail, hotel and community uses, with associated landscaping, open space and roads/infrastructure. Approval of Matters Specified in Conditions (AMSC) applications are currently running for both the housing (Ref: 21/00091/ARC) and the overall Strategic Infrastructure Delivery Plan (Ref: 21/00088/ARC).

Sale Price

Offers are invited for the heritable interest (Scottish equivalent to freehold).

Legal Cost

Each party will be responsible for their own legal costs in respect of this transaction. The purchaser will be responsible for any Land & Buildings Transaction Tax and registration dues, if applicable.

VAT

All prices quoted on the brochure are exclusive of VAT at the prevailing rate.

Viewing & Offers

Viewing is strictly by arrangement with the sole selling agents to whom all offers should be submitted in Scottish Legal Form.

Contact

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Designed and Produced by Savills Marketing: 020 7499 8644 | June 2021

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