

For Sale

ABBEY WALK ST ANDREWS

- Approximately 0.26 hectare site
- Rare opportunity to acquire a prime development site in St Andrews town centre
- Suitable for a variety of uses subject to necessary planning consents
- Offers invited



Location

The university town of St Andrews is situated on the north east coast of Fife, approximately 15 miles south of Dundee, 35 miles east of Perth and circa 50 miles north east of Edinburgh. The town has a resident population of nearly 20,000 people which is boosted by an influx of approximately 10,000 students during term time.



There is easy access to a range of independent shops, bars and restaurants in nearby St Andrews town centre.

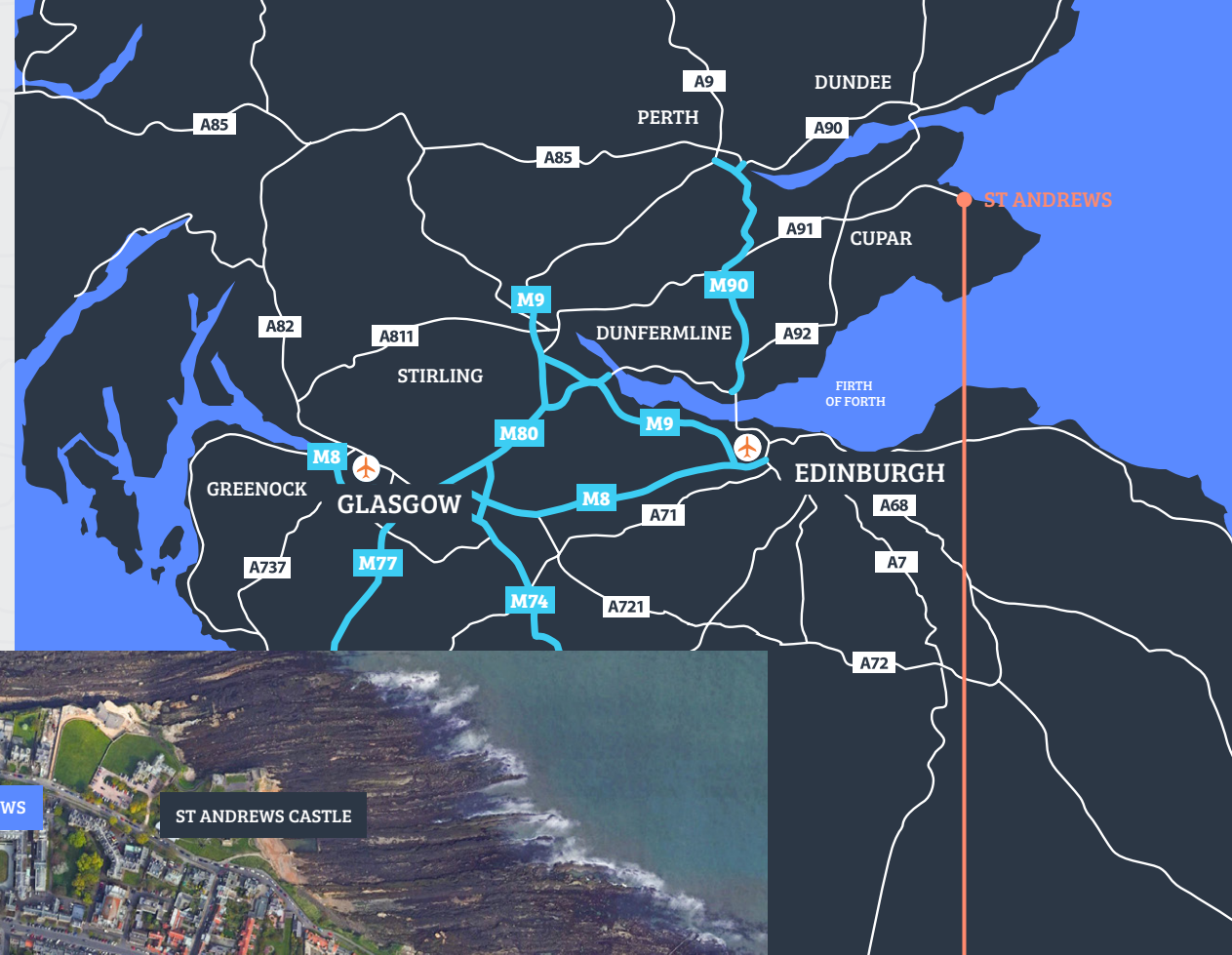


The immediate vicinity comprises predominantly residential property and St Leonards Secondary School, although a privately owned student accommodation block (owned and operated by Empiric PLC) is situated directly south, across the road from the subject site and within 100m radius.



The Abbey Park area, located just south of the subject site (and within a 200m radius) has undergone significant transformation over the past decade with Robertson Homes investing and assembling sites to create a larger mixed use masterplan, including residential, senior living, hotel and purpose built student accommodation (PBSA). The final site within that scheme, which comprises a consented PBSA and hotel site, is now under offer.

The subject site is located on the eastern flank of St Andrews town centre, on the corner of Abbey Walk and Balfour Place.

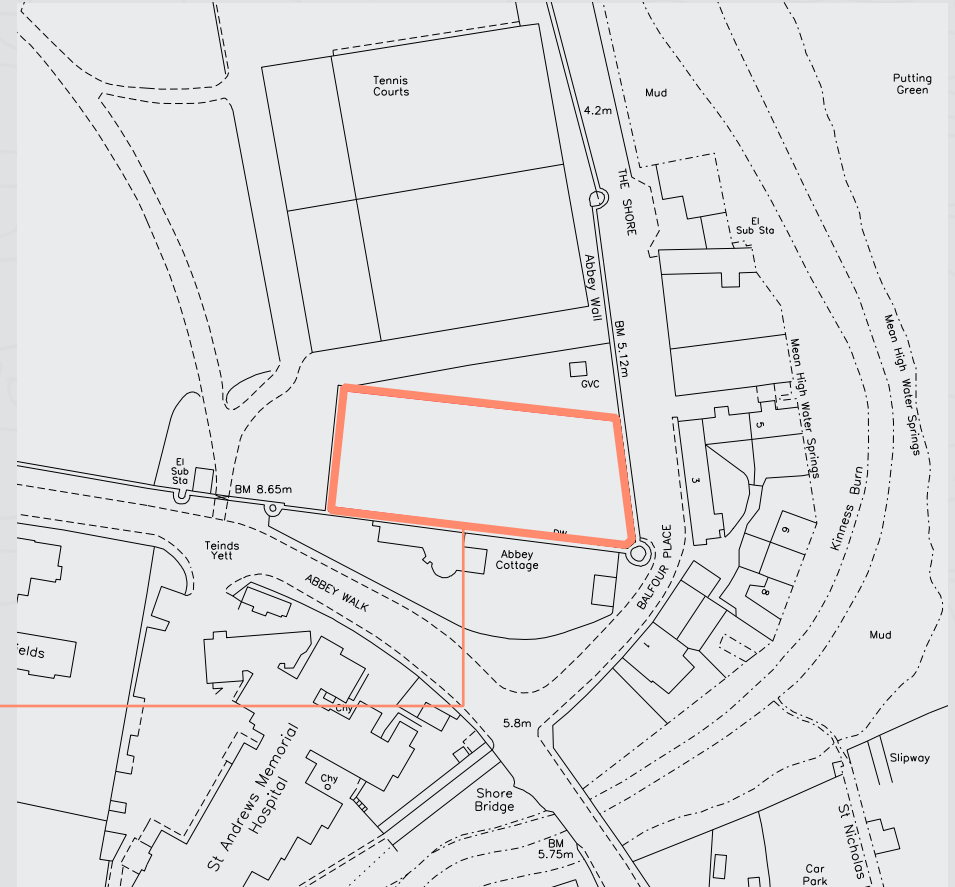


Site

The site is bounded to the north and west by sporting grounds of St Leonards School, to the south by a B-listed single storey residential dwelling (Abbey Cottage) while Balfour Place bounds the site directly to the east. The A-listed Precinct Wall of St Andrews Cathedral forms the perimeter of the site.

The site, which covers 0.26 hectares, sits within the St Andrews Conservation Area and is generally rectangular in shape. Access to the site can be gained via both Abbey Walk and Balfour Place, although the main access is through the arched gateway located on Balfour Place, approximately 2.2m wide and 3.5m tall.

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Site History

Subject Site Area

Prior to 1895 the site was undeveloped land. From 1895 until 1994 gasholder no.1 was operational in the eastern part of the site and by 1914, gasholder no.2 was constructed to the west of gasholder no.1. A purifier, associated with the gas production of the nearby St Andrews Gasworks, was located in the area of the current gas governor and anti-freeze room, in the south east part of the site, between 1914 and 1962. The site has mainly been used for gas storage.

History of Surrounding Land use

The St Andrews Gasworks (the main gas production works) was located approximately 250m north of the site and was operational between 1895 until its closure in 1962. Residential properties lay beyond The Shore road to the east and south of the site from 1895 with an archaeological site (Teinds Barn) immediately to the west of the site. There are no major changes to the surrounding area until 1958 with a sports ground to the west of the site and expansion of residential properties to the south, beyond Kinness Burn, and west, beyond the sports ground. By 1973 a school and its grounds lay immediately to the west of the site.

Planning

Within the extant Local Development Plan (2016), the site sits within the East Sands Policy Area (STA 014). An extract from the LDP is provided opposite.



**ABBAY WALK
ST ANDREWS**

LDP EXTRACT

Ref	Location	Area (Ha)	Description	Est. capacity (Housing)	Legal Agency
STA 014	East Sands	13	Development Opportunity	-	Fife Council, University of St Andrews, The Crown Estate, St Andrews Harbour Trust, Private Sector

Status, additional development requirements, and other information -

The approved East Sands Urban Design Framework (2010), including any updated or amended version of the document, will be a key consideration in the determination of proposals for the East Sands area, which extends from St Andrews Harbour to the Brownhills cliffs. Updated or amended versions of the design framework will be the subject of consultation with the community.

Development at East Sands is likely to take place over a number of years in several phases and by different landowners / developers. The purpose of the Urban Design Framework is to describe how design policies and principles should be implemented to control, guide and promote this change in a co-ordinated manner. The document provides a broad framework for building, movement and space that will inform more detailed development briefs, masterplan, and planning applications in the future.

Flood risk assessment will be required where appropriate.

The LDP refers to the East Sands Development Framework. This document provides specific comment on the subject site as outlined below:

Former Gas Holder

- The scale of any development must respect/enhance significant heritage factors – Scheduled Monument, Conservation Area, Grade-A listed walls.
- Archway onto Balfour Place must be preserved. Existing gates should be replaced with bespoke gate in timber/architectural metalwork that provides pedestrian access only.
- Only limited vehicular access may be possible, taken through grounds of St Leonards School and demonstrated through a transport assessment. Servicing must be taken through pedestrian access onto Balfour Place.
- Line of semi mature trees should be retained.
- Development must not be visible above the walls from key viewpoints.
- Elevations towards Balfour Place, seen through the archway must be carefully considered.
- Ground contamination may be an issue.

For further information on planning, Fife Council can be contacted on development.central@fife.gov.uk

Potential Development

Given the prime location of the site and its proximity to St Andrews town centre, we would anticipate that the site could be suitable for the following uses subject to gaining the necessary planning consents:

- Care or senior living
- Purpose built student accommodation
- Residential (private for sale development, or individual dwelling)
- Development associated with educational use



Further Information & Proposal



Access

Access strictly via the appointed selling agents.

Price

The heritable interest (Scottish equivalent to English Freehold) in the site is offered for sale. Proposals on a subject to planning basis will be considered.

Parties should note their interest with Ryden in order to receive further information and to be kept informed of any closing date.

VAT

It is expected the land will be elected for VAT.

Further Information

Further information and access to the Data Room can be provided by contacting the sole selling agent.

Contact

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