

RESIDENTIAL DEVELOPMENT

- > LISTED FORMER SCHOOL PREMISES WITH PLANNING CONSENT AND BUILDING WARRANT FOR 19 RESIDENTIAL DWELLINGS
- > 10 CONVERTED DWELLINGS WITHIN THE ORIGINAL SCHOOL AND 9 NEW BUILD TERRACED TOWNHOUSES.
- > NO SECTION 75 OR AFFORDABLE HOUSING REQUIREMENTS.
- > STRONG DEMAND FOR RESIDENTIAL PROPERTY WITH ESTIMATED GDV OF £7M
- > POPULAR SEASIDE TOURIST DESTINATION OF EAST NEUK
- > OFFERS OVER £800,000

FOR SALE

FORMER WAID ACADEMY, ST ANDREWS ROAD, ANSTRUTHER, FIFE, KY10 3JS

CONTACT: Jonathan Reid - j.reid@shepherd.co.uk - 01382 878005 www.shepherd.co.uk



LOCATION

Anstruther is the largest village on this stretch of the north shore coastline of the Firth of Forth within the East Neuk of Fife region. The resident population is understood to be circa 3,500 persons and the village lies 9 miles South East of St Andrews. Neighbouring villages include Pittenwem, Cellardyke and Crail.

Anstruther was originally a fishing village and is home to the Scottish Fisheries Museum however its main industry is now tourism although other small-scale manufacturing and service industries continue.

Anstruther has several local amenities including primary schooling, Waid Academy for secondary education, a supermarket and a variety of shops. St Andrews, Cupar, Dundee, Kirkcaldy and Glenrothes are all within commuting distance and Edinburgh is approximately 1 hours' drive.

The subjects are centrally located within the village a short distance from the main centre and waterfront area.

DESCRIPTION

The subjects comprise the former Waid Academy school building which is Category 'C' Listed and dates from around 1884.

Planning consent has been granted to demolish part of the structure and create 10 dwellings within the original school property. In addition, there is consent for a further 9 new build townhouses to the rear of the school building.

PLANNING

All interested parties will be able to obtain further information from Fife Council Planning Department online under reference 21/01707FULL.

Building Warrants will also be available.

There are no Section 75/ Affordable Housing provisions.

PRICE

Our client is inviting offers in the region of £800,000 subject to the existing planning consent.

VAT

Prices are quoted exclusive of VAT.

ACCOMMODATION

Unit	Area	No. of Beds	Storeys	Parking	Cycle	Garden & Parking Area
1	132	3	2	2	1	34
2	112	3	2	2	1	50
3	58	2	1	2	1	30
4	149	3	2	2	1	70
5	60	2	1	2	1	42
6	124	3	2	2	1	69
7	100	3	2 1/2	2	1	212
8	123	2	2 1/2	2	1	90
9	123	2	2 1/2	2	1	104
10	123	2	2 1/2	2	1	104
11	123	2	1	2	1	181
12	125	3	2	2	1	114
13	143	3	1	2	1	97
14	115	3	2 1/2	2	1	136
15	144	3	2 1/2	2	1	58
16	144	3	2 1/2	2	1	60
17	144	3	2 1/2	2	1	63
18	144	3	2 1/2	2	1	63
19	145	3	2 1/2	2	1	47
2331		42				

Overall Site Area (sqm): 4,672
 Number of Units: 19
 Density: 41 units per Hectare

MWP
 01204 472044
 SCALE: NTS
 JOB No: 2830
 DATE: 03_1_21
 DRAWN: C

Legend:
 - Site Boundary and Ownership Boundary
 - Former school building - additional for unit added within roof space minor amendments to other units to maximize MSA.
 - Site plan amended to accommodate seven (7) one housing unit detached units 7, 10 and 11, 18 amended.

Unit	Area	No. of Beds	Storeys	Parking	Cycle	Garden & Parking Area
1	132	3	2	2	1	34
2	112	3	2	2	1	50
3	58	2	1	2	1	30
4	149	3	2	2	1	70
5	60	2	1	2	1	42
6	124	3	2	2	1	69
7	100	3	2 1/2	2	1	212
8	123	2	2 1/2	2	1	90
9	123	2	2 1/2	2	1	104
10	123	2	2 1/2	2	1	104
11	123	2	1	2	1	181
12	125	3	2	2	1	114
13	143	3	1	2	1	97
14	115	3	2 1/2	2	1	136
15	144	3	2 1/2	2	1	58
16	144	3	2 1/2	2	1	60
17	144	3	2 1/2	2	1	63
18	144	3	2 1/2	2	1	63
19	145	3	2 1/2	2	1	47

MWP
 01204 472044
 SCALE: NTS
 JOB No: 2830
 DATE: 03_1_21
 DRAWN: C

FORMER WAID ACADEMY, ST ANDREWS ROAD, ANSTRUTHER, FIFE, KY10 3JS













MONEY LAUNDERING

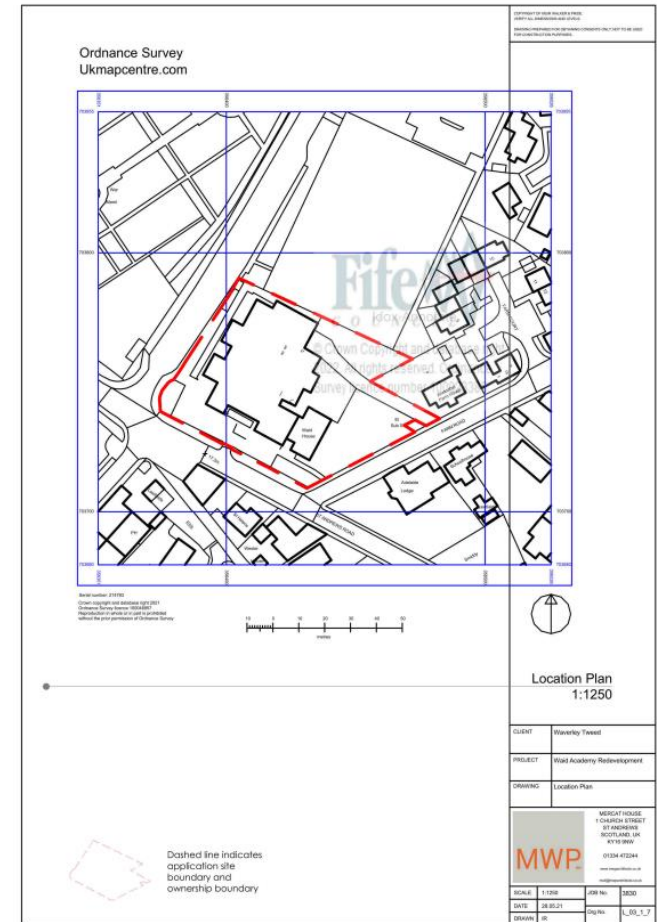
The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also any purchasers or occupiers. Once an offer has been accepted, the prospective 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.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

VIEWING/FURTHER INFORMATION

Strictly by appointment with the sole selling agent.



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

Shepherd Chartered Surveyors 11 Wemyssfield Kirkcaldy, KY1 1XN – 01592 205442
Jonathan Reid – j.reid@shepherd.co.uk

www.shepherd.co.uk



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **FEBRUARY 2024**