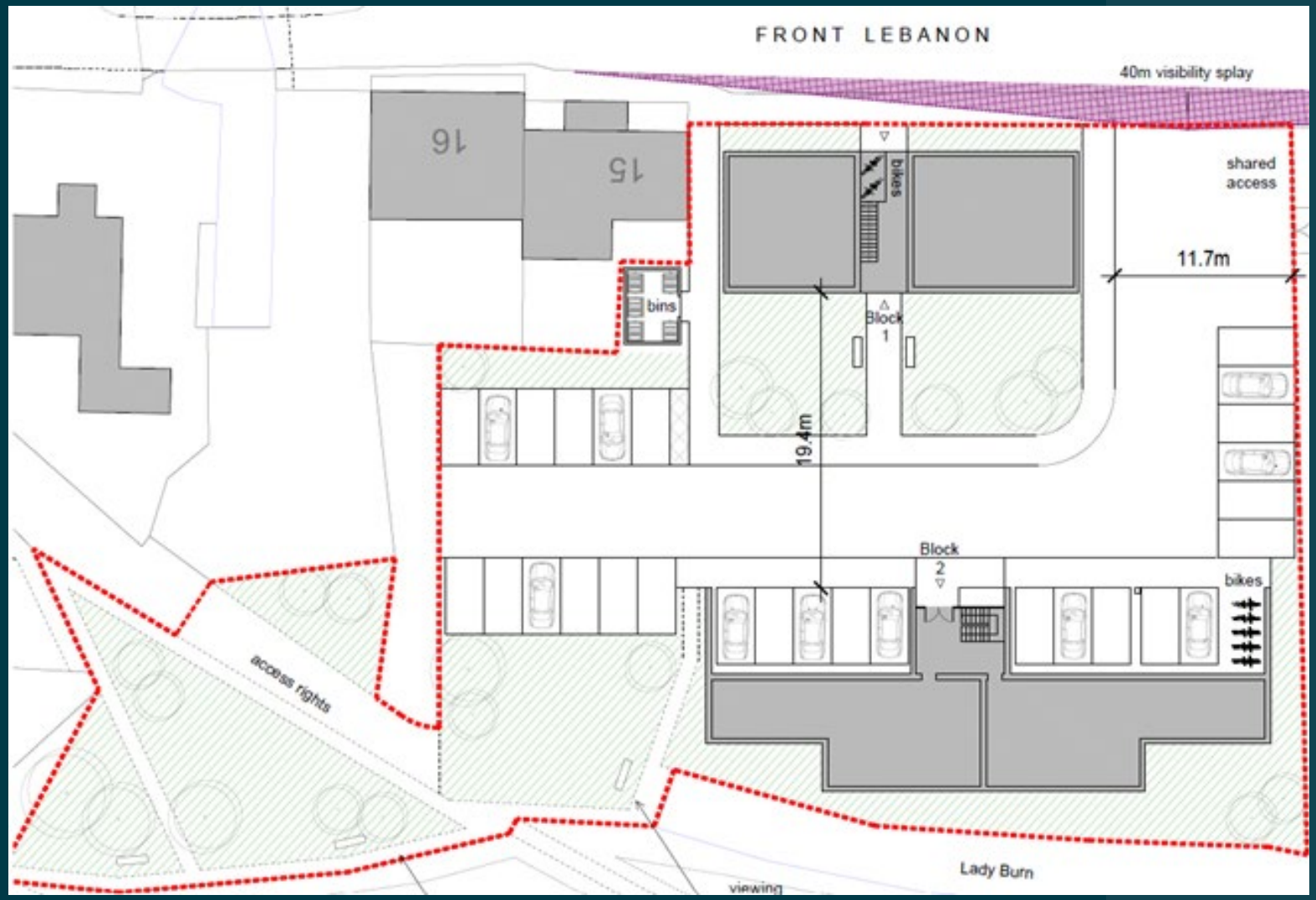
DM HALL

For Sale

Residential Development Opportunity



Front Lebanon,
Cupar,
KY15 4EA

0.68 ACRES

Property Details

Rare Development Opportunity For Sale:

- Total site area of 0.68 acres
- 14 apartments within 2 blocks
- 28 car parking spaces (200% provision)
- Cycle storage and amenity areas
- Planning Permission in Principle under consideration
- Offers invited

LOCATION:
Cupar is a former market town in north-east Fife having a resident population of around 9,000. The town contains a mixed range of commercial businesses in its busy town centre with established industrial occupiers located in Business Parks and Industrial Estates on the eastern outskirts.

The town lies approximately 15 miles north-east from Glenrothes, the main administrative and commercial centre for the area, while the historic University town of St Andrews lies 9 miles due east. The cities of Perth (25 miles) and Dundee (14 miles) are within convenient travelling/commuting distance while the town also benefits from a main line railway station together with good road links providing easy access to the wider Scottish motorway network.

The subjects are situated on the south side of Front Lebanon by its junction with North Burnside within a mixed use area of residential and industrial premises.

The location of the subjects is shown on the appended plan.

THE DEVELOPMENT OPPORTUNITY:

The proposed development comprises 14 apartments arranged over 2 blocks.

Block 1
- 2.5 storeys
- 1x 2-bedroom apartment
- 3x 3-bedroom apartments
- Amenity/landscaped areas
- Private and dedicated car parking and cycle spaces

Block 2
- 3.5 storeys
- 2x 2-bedroom apartments
- 8x 3-bedroom apartments
- Amenity/landscaped areas
- Private and dedicated car parking and cycle spaces

Technical information, including full site plans and planning status can be found on the planning portal. Alternatively, an information pack is available via the selling agents.

DESCRIPTION

The subjects at present comprise a series of interconnected industrial buildings of steel frame construction and a front office of stone/brick construction within a total site area of 0.68 acres.

Visitor and staff parking is accessed immediately to the front, whereby entrance to the office accommodation is located, and rear for additional yard/parking.

Internally, the subjects benefit from the following:

- 2x main interconnected warehouses
- Additional workshop/stores
- Office/staff welfare accommodation
- 4x vehicular loading doors
- 3 phase power supply
- Rear industrial canopy shelter and parking

PLANNING

Under Fife's Local Development plan (FIFEplan), the site is not constrained by any restrictive policy designations.

A Planning Permission in Principle application is well advanced, with our client and the project team confident of a positive outcome.

Details of the planning application can be found on the Fife Council Planning Portal under Planning Reference 24/03091/PPP.

ACCOMMODATION & FLOOR AREAS :

The development comprises the following accommodation, with approximate areas as detailed below:

NAME	ACCOMMODATION	Acres	Hectares
Site Area	14 apartments with parking and amenity areas	0.68	0.28

BLOCK	TYPE	NO. OF UNITS	APPROXIMATE SIZE (m^2)	TOTAL AREA (m^2)
Block 1	2-bed flat	1	70	70
	3-bed flat	3	100	300
Block 1 Total		**4**		**370 m^2**
Block 2	3-bed flat	6	100	600
	3-bed flat	1	150	150
	3-bed flat	1	130	130
	2-bed flat	1	87	87
	2-bed flat	1	70	70
Block 2 Total		**10**		**1,037 m^2**
Overall Total		**14**		**1,407 m^2**

Property Details

ENERGY PERFORMANCE:
A copy of the Energy Performance Certificate (EPC) for the subjects is available upon request.

NON DOMESTIC RATES:
According to the Scottish Assessors' Association website, the subjects are entered in the 2023 Valuation Roll with a Rateable Value of £33,400.

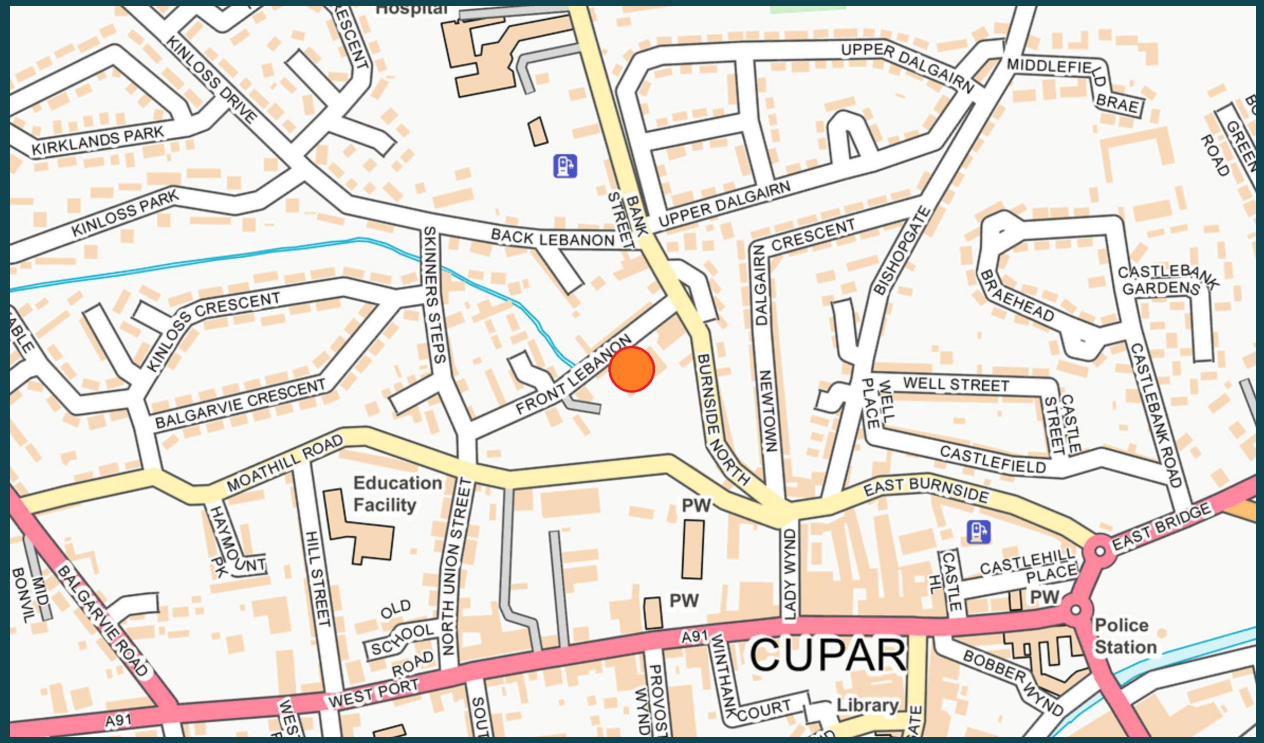
PROPOSAL:
Offers are invited for our client's freehold interest, with Planning Permission in Principle anticipated.

LEGAL COSTS:
Each party will be responsible for paying their own legal costs incurred in this transaction.

VAT:
All prices quoted are exclusive of VAT which may be chargeable.

VIEWING ARRANGEMENTS:
Strictly by contacting the sole selling agents:-

ANTI MONEY LAUNDERING:
DM Hall is regulated by HMRC under the Money Laundering Regulations 2017, as amended by the Fifth Money Laundering Directive effective from 10 January 2020. In line with these regulations, we must carry out due diligence checks on all purchasers and vendors. Once an offer is accepted, the purchaser(s) or occupier(s) must provide proof of identity, address, and proof of funds before the transaction can proceed.



Make an enquiry

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