

# FOR SALE

## 76 SOUTH STREET

ST ANDREWS | KY16 9JZ

## PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

FULL PLANNING PERMISSION GRANTED TO FORM ONE COMMERCIAL UNIT AND THREE FLATS



play video

**OFFERS OVER: £700,000**



**Sheridan Keane**  
REAL ESTATE INVESTMENT



# INVESTMENT SUMMARY

- Rare opportunity to acquire heritable (freehold) interest
- Former Clydesdale Bank offered as an Office/Residential Development opportunity;
- Full Planning Permission to form one commercial/office unit and three flats;
- Subject to planning, the garden ground to the rear could be redeveloped to provide further accommodation;
- Situated in St Andrews, one of Scotland's most affluent towns and the Home of Golf;
- Our clients are seeking **offers in excess of £700,000 (SEVEN HUNDRED THOUSAND POUNDS STERLING)** exclusive of VAT.



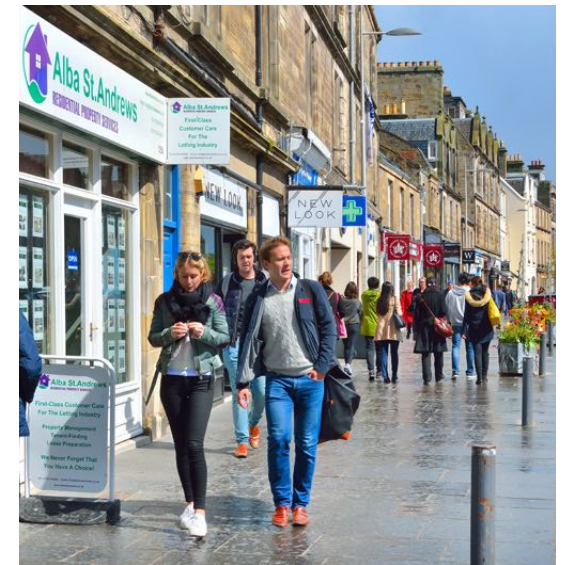
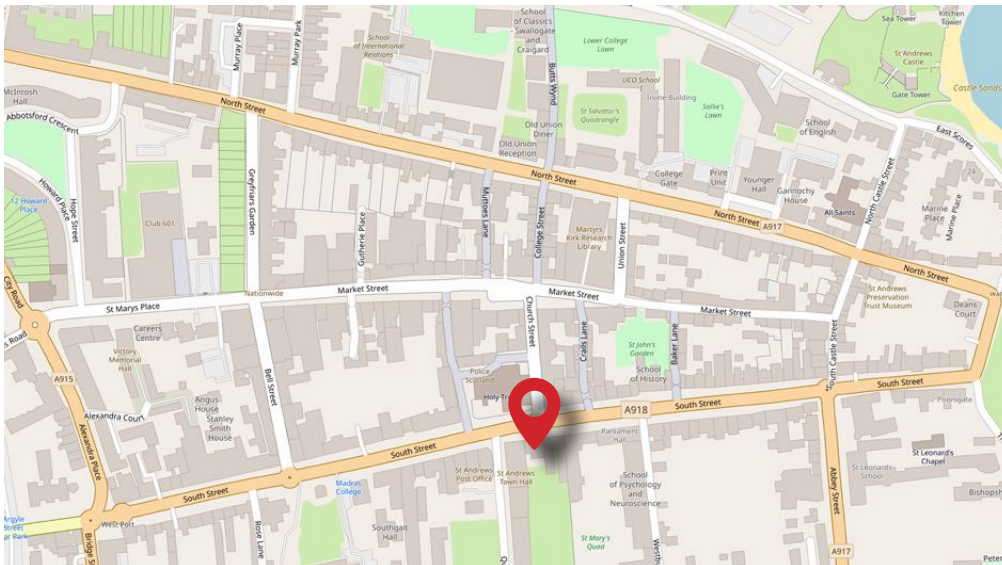
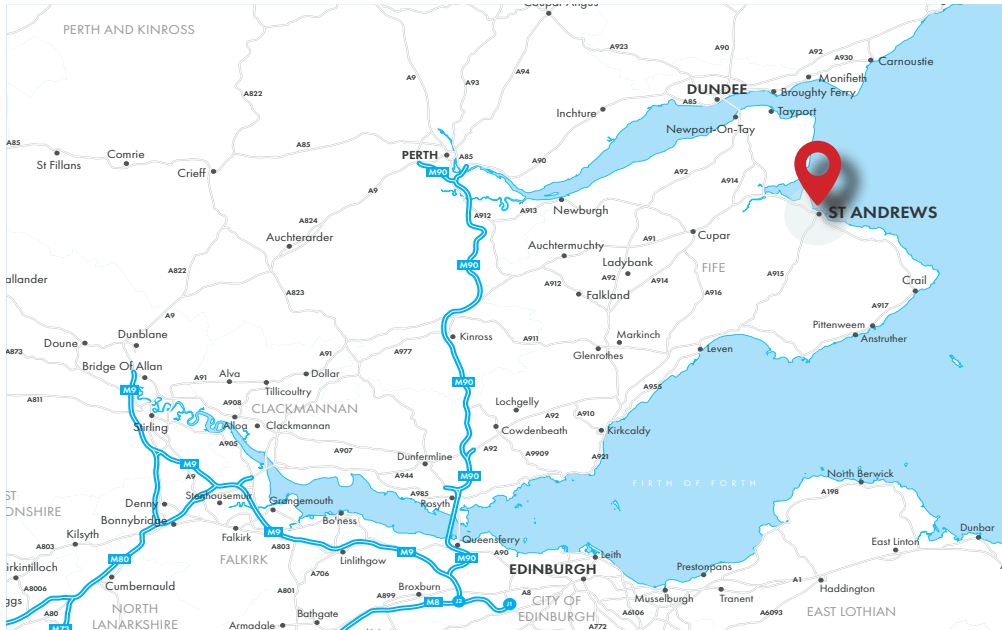


# LOCATION

St Andrews is located on Scotland's east coast in the region of Fife. It is approximately 47 miles north of Edinburgh Airport and 90 miles northeast of Glasgow Airport. Dundee is 13 miles to the north of St Andrews. The town is well served by road links to the M90 motorway via A91 and A92. The nearest railway station is Leuchars, located on the east coast mainline linking Edinburgh and Aberdeen.

St Andrews is home to the University of St Andrews, founded in 1413, the third oldest University and one of the UK's most prestigious.

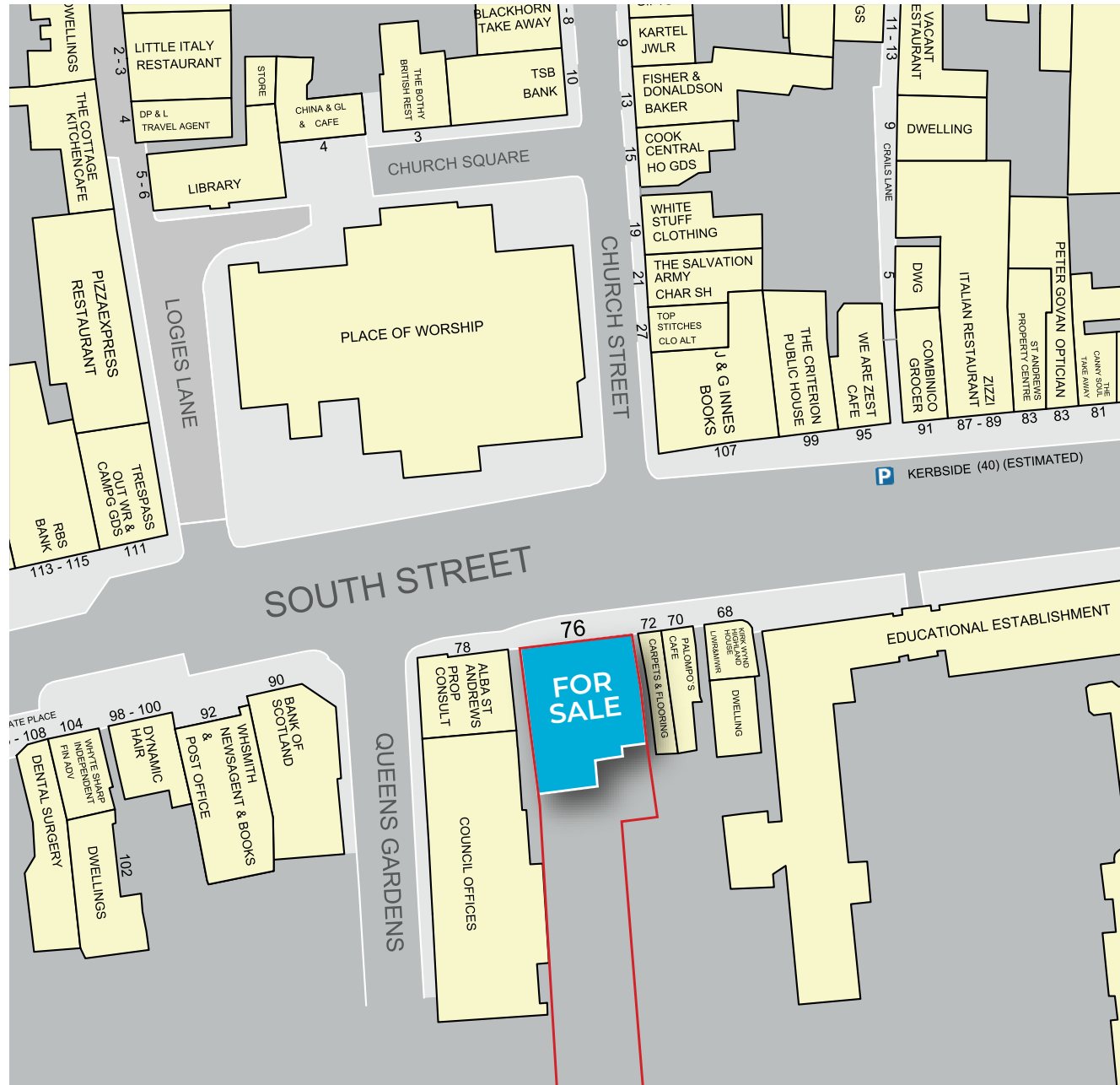
The Home of Golf has 650,000 tourist visitors per year, 20,000 full time students and an affluent resident population of 15,000 people.





# SITUATION

The subject property is located on South Street close to the junction with Queens Gardens.





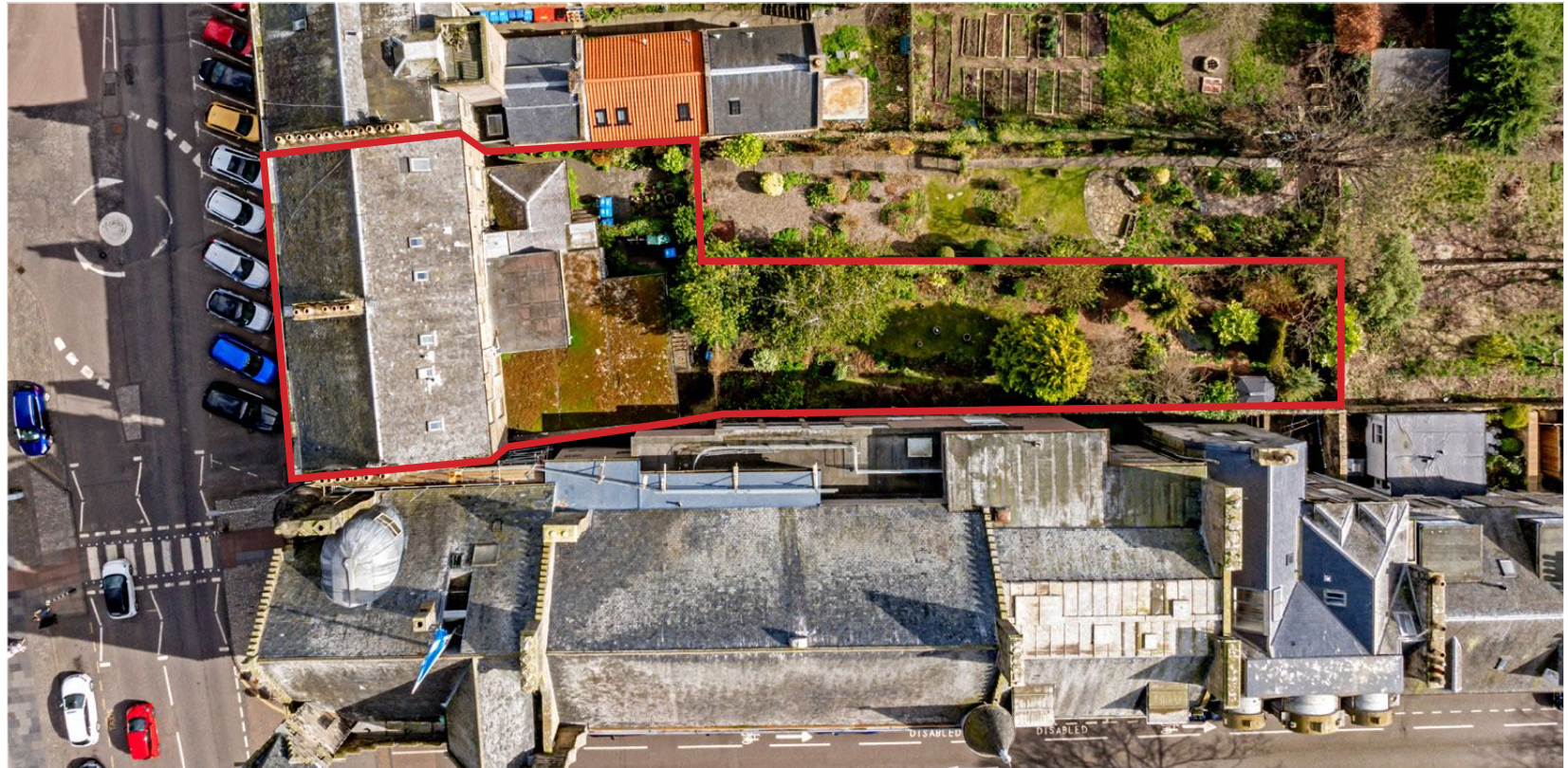
# DESCRIPTION

The property is of traditional mid terraced stone construction under a pitched and slated roof. Full planning permission has been granted by Fife Council under reference 23/02756/FULL being a change of use in part and sub-division of bank (Class 1A) to form one commercial/office unit (Class 1A) and three flatted dwellings (sui generis).

External alterations to include installation of windows and doors, alterations to replace roofing, install rooflight and wall cladding, erection of railings, re-rendering and repointing of stonework, paintwork and erection of boundary enclosures and gate (including partial demolition of roof).

The title also includes a garden area accessed from the rear lane (pictured).

Subject to planning, the garden ground to the rear could be redeveloped to provide further accommodation.



# ACCOMMODATION

We have measured the subject premises in accordance with the RICS Code of Measuring Practice 2007 (Sixth Edition) and would estimate that the subjects extend to the following:

AREA	SIZE (SQ M)	SIZE (SQ FT)
Total Net Internal Area	225.56	2,428

# TENURE

The property is held on a heritable title (Scottish equivalent of English freehold).







## PROPOSAL

Our clients are seeking **offers in excess of £700,000 (SEVEN HUNDRED THOUSAND POUNDS STERLING)** exclusive of VAT.

## EPC

EPC documentation is available on request.

## VAT

The property is exempt from VAT and has not been elected.

## LEGAL

Each party will be responsible for their own legal costs incurred in connection with the transaction.

## AML

To comply with the current anti-money laundering regulations the agents acting on both sides of any qualifying transaction are required to undertake appropriate due diligence in advance of the transaction, including identifying and verifying all relevant parties and establishing the source(s) and legitimacy of funding.

Both parties will be required to disclose all relevant information prior to conclusion of missives to enable the agents to meet their respective obligations under the Regulations.



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