



FOR SALE

Potential Residential Development Plot

Cupar Road, Cupar Muir by Cupar



VIEWING & FURTHER INFORMATION:

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- **Site area 431.93 sq. m. (0.107 acres) or thereby.**
- **Subject to planning permission, potential to provide single residential dwelling.**
- **Offers in the region of £50,000.**



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LOCATION

Cupar which has a population of some 8,500 persons (Source: Fife Council) is one of the principal towns within Fife and is positioned approximately 16 kilometres (10 miles) west of St Andrews, 24 kilometres (15 miles) south east of Dundee and 70 kilometres (44 miles) northwest of Edinburgh.

Cupar is historically a market town and is occupied by a number of local and national businesses.

The town sits on the A91 trunk road which links Stirling and St Andrews and benefits from access to the main east coast national rail network linking London and Aberdeen.

The town is home to two primary schools and one secondary school as well as Elmwood College.

Cupar Muir is a small settlement on the outskirts of Cupar occupying a peaceful residential location surrounded by rural land. The site sits adjacent to residential property known as 'County Houses' between Drum Road and Cupar Road.

DESCRIPTION

The site comprises a regular shaped area of ground extending to approximately 431.93 sq. m. (0.107 acres) or thereby adjacent to residential dwellings.

PLANNING

All interested parties should make their own enquiries to Fife Council Planning Department.

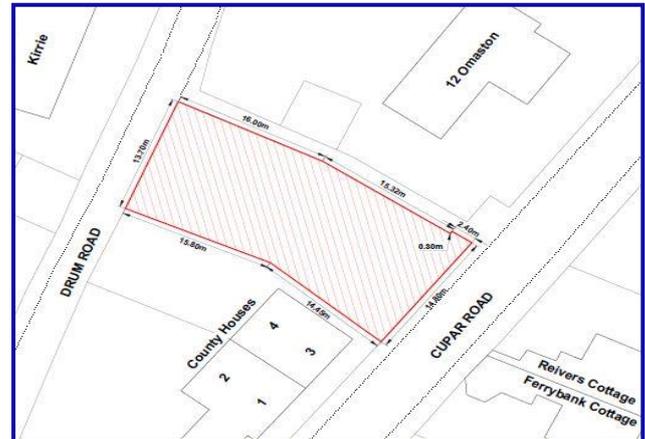
It is considered the site would be suitable for the development of a residential property. The preference is for any new development to front Cupar Road and respect the existing building line, with vehicular access being from Drum Road.

TERMS

Our client is inviting offers in the region of £50,000 for their heritable interest.

SERVICES

It is understood mains services can be connected to the site although all interested parties should make their own enquiries.



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 and 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.

VIEWING

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

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