

## POTENTIAL RESIDENTIAL DEVELOPMENT PLOT

- > SITE AREA 431.93 SQ. M.  
(0.107 ACRES) OR THEREBY.
- > SUBJECT TO PLANNING  
PERMISSION, POTENTIAL TO  
PROVIDE SINGLE  
RESIDENTIAL DWELLING.
- > ASKING PRICE £33,000.

FOR SALE – REDUCED PRICE

**CUPAR ROAD, CUPAR MUIR BY CUPAR**

**CONTACT:** Jonathan Reid [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) 01382 878005 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**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 unconditional offers in the region of £33,000 for their heritable interest.

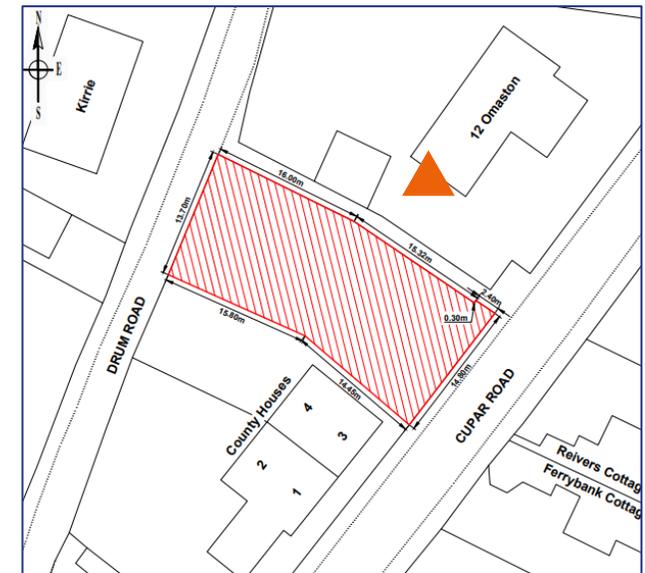
**SERVICES**

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.

SITE	Area (SqM)	Area (Acres)
Site	431.93	0.107
<b>TOTAL</b>	<b>431.93</b>	<b>0.107</b>



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

**Shepherd Chartered Surveyors** 13 Albert Square, Dundee, DD1 1XA  
Jonathan Reid j.reid@shepherd.co.uk

[www.shepherd.co.uk](http://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. **PUBLICATION: JAN 2022**