Knight Frank



LAND AT STRATHKINNES HIGH ROAD

St Andrews, KY16



EXTERNAL PERSPECTIVE - FRONT ELEVATION



EXTERNAL PERSPECTIVE - REAR ELEVATION

AN EXCEPTIONAL BUILDING PLOT IN ST ANDREWS

An exceptional opportunity to acquire a secluded residential building plot extending to approximately 0.27 acres, positioned within one of Scotland's most sought-after coastal locations. Set well back from Strathkinness High Road, the plot occupies a peaceful and leafy setting, bordered by mature planting and enjoying a high degree of privacy. Formerly garden ground, it is predominantly laid to lawn and includes a former kitchen garden area with raised beds, a greenhouse and log store.

The site benefits from planning permission for the construction of an impressive four-bedroom detached home with detached garage (Fife Council Planning Ref: 19/03630/NMV1), granted as a non-material variation to the original planning consent. Services are understood to be available nearby, and access is via a shared private driveway with servitude rights.

St Andrews is internationally renowned as the Home of Golf and offers an outstanding range of amenities, including independent shops, cafés, restaurants and leisure facilities, together with the world-famous university and historic town centre. The Old Course, St Andrews Links and the town's beautiful West Sands beach are all within easy reach.

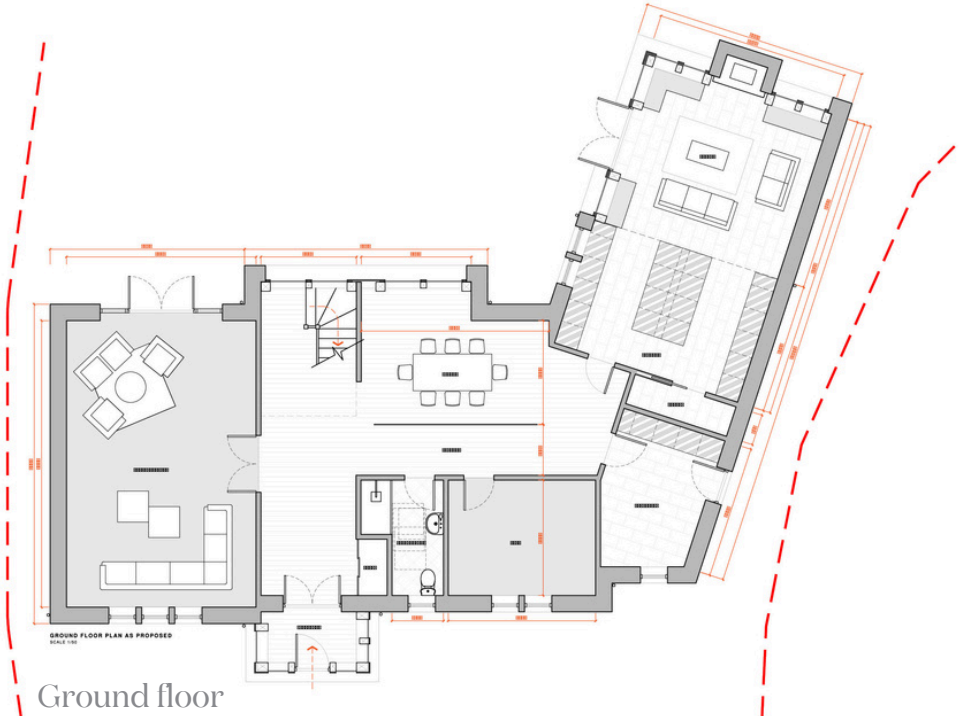
The area is exceptionally well connected, with Dundee approximately 13 miles to the north and Edinburgh readily accessible by road, rail and air. The picturesque villages of the East Neuk of Fife, including Elie, Pittenweem and Anstruther, are also within easy reach.

Some images have been computer generated and are for illustrative purposes only*

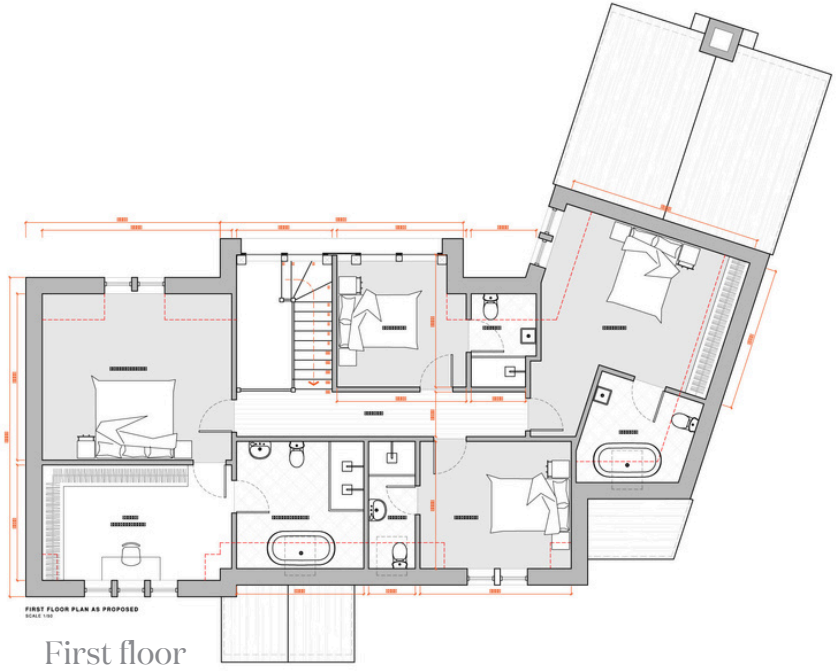




Site plan



Ground floor



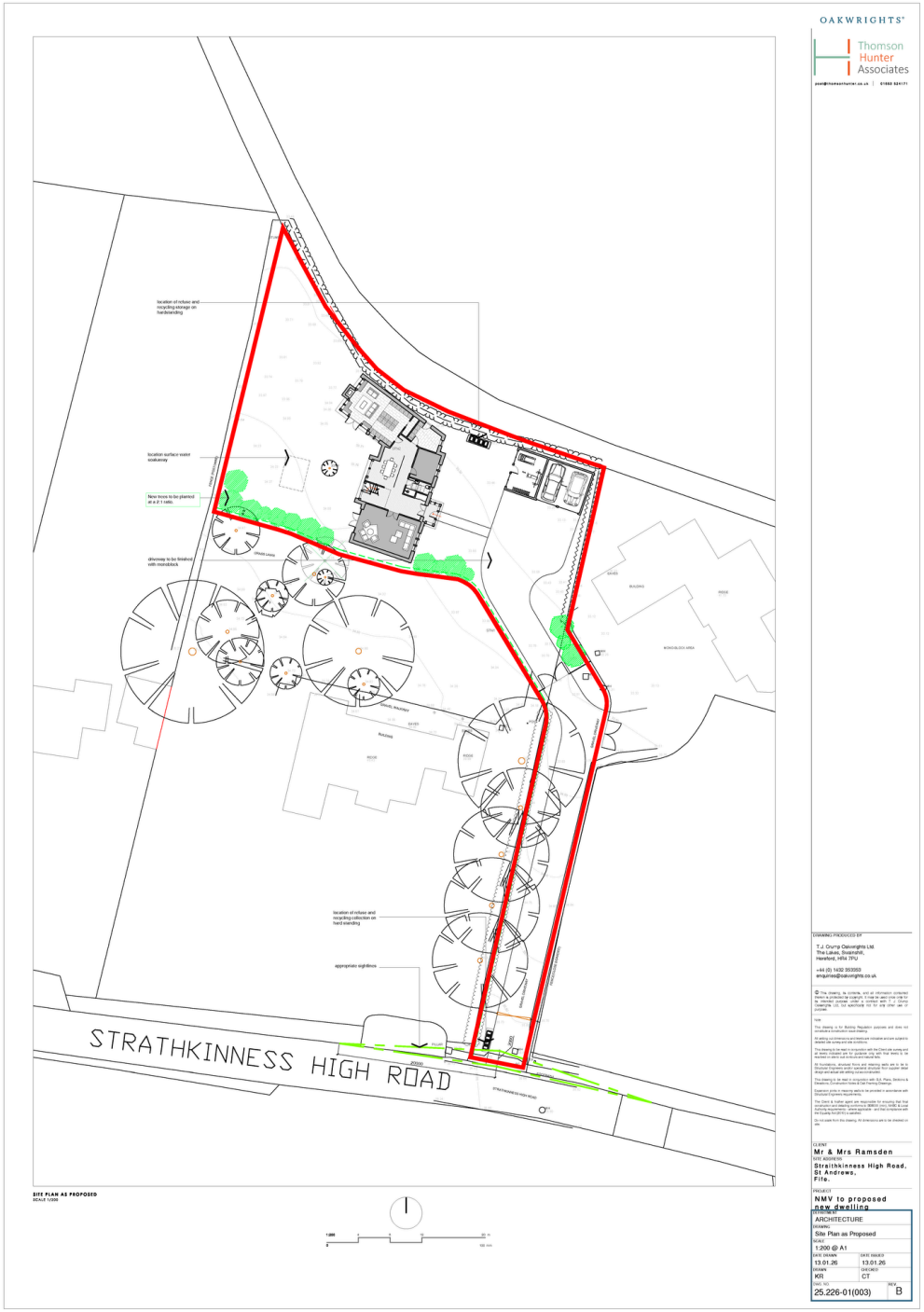
First floor











GENERAL REMARKS

Services
Prospective purchasers should make their own enquiries into the availability and connection of services.

Planning
The plot benefits from planning permission for the erection of a detached dwellinghouse, detached garage and associated hardstanding under Fife Council planning reference 19/03630/NMV1. This consent was granted as a non-material variation to planning permission 19/03630/FULL, incorporating minor amendments to reduce the approved ridge heights.

Access
Access is taken via a shared private driveway. Further details of the access rights and any associated maintenance obligations are available on request.

Building Costs
Building cost estimates have been obtained for the approved scheme and are available from Knight Frank upon request.

Directions
KY16 9UB
What3wods: ///paddock.maximum.uppermost

Local Authority
Fife Council

Viewings
The plot may be viewed strictly by appointment with Knight Frank. Please call 0131 222 9600.

We would be delighted to tell you more

Neil Scott
0131 222 9620
neil.scott@knightframk.com

Rosi Dow
0131 222 9610
rosi.dow@knightframk.com

Knight Frank Scotland
80 Queen Street
Edinburgh
EH2 4NF

knightframk.co.uk

Your parters in property

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