



- **Prominent site on Short Lane/Ashlar Lane**
- **Site with development opportunity**
- **Site extends to 0.45 acres (0.18 hectares)**
- **Located within a town centre mixed use area**
- **Offers over £125,000 exclusive**

VIEWING & FURTHER INFORMATION:

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Short Lane/Ashlar Lane, Cupar, Fife

LOCATION

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife is Scotland's third largest Local Authority area by population with a resident population of just under 360,000 and is dominated by the three principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Cupar is one of the principal towns within Fife and is positioned approximately 10 miles west of St Andrews, 15 miles southeast of Dundee and 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 national rail network.

The Site itself is positioned close to the town centre and within close proximity to the railway station. Surrounding properties comprise mixed residential and church buildings.



DESCRIPTION

The site comprises a level area of ground and is currently used for car parking. It is accessed from Ashlar Lane with additional frontage to Short Lane, is part tarmac surfaced and is bound by stonewalls.

ACCOMMODATION

Site	Area (Hectares)	Area (Acres)
Site	0.18	0.45
Total	0.18 Hectares	0.45 Acres

PRICE

Our client is seeking offers over £125,000 exclusive.

TENURE

Freehold (heritable).

RATEABLE VALUE

The subjects are currently not assessed for rating purposes and will require to be assessed on completion of any development.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in the connection with this transaction and any LBTT, registration dues and any VAT incurred thereon.

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 on 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.

PLANNING

This development opportunity is currently zoned for housing. Interested parties should make their own enquiries to the local planning authority, Fife Council, in relation to any proposed uses for the site.



VIEWING

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

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