

# DEVELOPMENT LAND AND PROPERTIES AT BALMASHIE

ST ANDREWS



# DEVELOPMENT LAND AND PROPERTIES AT BALMASHIE, ST. ANDREWS

St Andrews 3 miles ■ Crail 7 miles ■ Dundee 15 miles ■ Edinburgh 50 miles

**Acreage 1.65 acres (0.66 hectares)**

## Diverse development opportunity in a prestigious location

- Planning permission in principle for tourism related development with 11 houses & managers' house.
- 1 bedroom semi-detached cottage.
- Former office building with detailed planning permission to create a 2-bedroom dwelling.
- Two Residential building plots with planning permission in principle.
- Highly accessible situation.
- Prestigious coastal location bordered on two sides by St Andrews Fairmont Hotel golf course.
- Potential for further development opportunities.

## Galbraith

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 OnTheMarket







## SITUATION

Balmashie enjoys a beautiful setting close to the coast, just a short distance to the south of the ancient and cosmopolitan town of St Andrews, known worldwide as the home of golf. St Andrews offers an excellent range of facilities along with a highly regarded and historic university. To the west lies Cupar, Fife's bustling county market town, which also provides a complete range of services. The city of Dundee can be accessed in approximately half an hour by car and provides a good range of big city amenities, including shopping centres, leisure centres, two universities, railway and bus stations, along with an airport with regular flights to London. The city of Edinburgh can be reached in just over an hour by car and provides a further range of big city amenities including an international airport.

Surrounding Balmashie is an area of truly exceptional Fife countryside comprising a glorious mix of fertile farmland, woodland, hills, stunning coastline, and river. The area is home to a diversity of wildlife and has access to a wide range of outdoor pursuits including riding, cycling, walking, sailing, and golf. A short walk from the site is the Fairmont Hotel which offers restaurants, bars, swimming, fitness and spa facilities.

The development land and properties at Balmashie (known as Land Adjacent Balmashie Holiday Homes Kenly Boarhills ) is set in an attractive coastal location, with part of the site currently being utilised as an amenity area for neighbouring residences, South Balmashie. The site extends to approximately 1.37 acres (0.55 hectares) and is down to grass, with a substantial section of the surrounding ground making up the prestigious Fairmont Hotel Torrance Golf Course , soon to be incorporated in a major Championship course development . The site was awarded planning permission in principle on 29 August 2023 (No: 22/04249/PPP) for the erection of holiday houses and extension of the then adjacent tourism development (renewal of planning permission in principle 19/00883/PPP). The indicative plans allow for 11 houses along with a detached manager's house and associated parking, landscaping and SUDS.

To the south of the site sits a one-bedroom semi-detached cottage (The Bothy) which has historically been used as a residential let. The property is constructed of stone under a tiled roof and offers accommodation on one level which is entered through the front door into a glazed porch. From here a door leads into the sitting/dining room which has two windows to the front of the property and two fitted cupboards. A door leads to the back hallway where the bedroom is situated, which has fitted wardrobes and a window overlooking the back garden. The shower room is also accessed from the back hallway. The fitted kitchen has a door leading to the garden.

The garden is fenced and mainly laid to lawn with a pathway and shrubs. Parking is available to the front of the property.

Built onto the east side of The Bothy is a semi-detached former office building, which benefits from detailed planning permission for change of use to convert the building into a two-bedroom single storey home. The planning permission was granted by Fife Council on 6th October 2022 under planning reference 22/02340/FULL.

On the south side of the access road planning permission in principle has been granted for the development of two residential dwellings on the site which extends to approximately 0.2 acres. At present the site hosts a steel portal frame general purpose store which benefits from an electrical and water supply. There is the opportunity to include additional land by separate negotiation. The planning permission in principle was granted by Fife Council on 7 October 2022 under planning reference 22/02341/PPP.

## SERVICES, COUNCIL TAX AND ENERGY PERFORMANCE CERTIFICATE(S)

Property	Water	Electricity	Drainage	Tenure	Heating	Rates	EPC
The Bothy	Main	Mains	Private	Freehold	Electric	£3,150*	E
Former office		Mains		Freehold		See*	N/A

\*Please note the ratable value is currently for the Bothy and adjoining office building.



### TECHNICAL PACK

Further details relating to the planning permissions are contained within the technical pack which is available from the selling agents. Planning information is also available on Fife Council's planning portal. At present, the site is serviced with water and electricity. There will be the availability to utilise the existing private drainage, however, these services may require upgrading depending on the final capacity required.

### DIRECTIONS

From St Andrews head southeast on the A917. A short distance after passing the Fairmont Hotel the entrance to Balmashie is located on your left-hand side.

### POST CODE

KY16 8PN

### WHAT3WORDS

To find this property location within 3 metres, download and use What3Words and enter the following 3 words: RAINWATER.ROOSTERS.GURGLED

### SOLICITORS

Thorntons Law  
Whitehall House  
33 Yeaman Shore  
Dundee  
DD1 4PJ  
Telephone: 01382 229111

### LOCAL AUTHORITY

Fife Council  
New City House  
1 Edgar Street  
Dunfermline  
KY12 7EP  
Telephone 01345 1550000

### FIXTURES AND FITTINGS

No items are included unless specifically mentioned in these particulars.

### IMPORTANT NOTE

The current car park to the south-east of the site is subject to rights in favour of the neighbouring Balmashie Cottages.

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### VIEWINGS

Strictly by appointment with the Selling Agents.

### ANTI MONEY LAUNDERING (AML) REGULATIONS

Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified.

Failure to provide required identification may result in an offer not being considered.











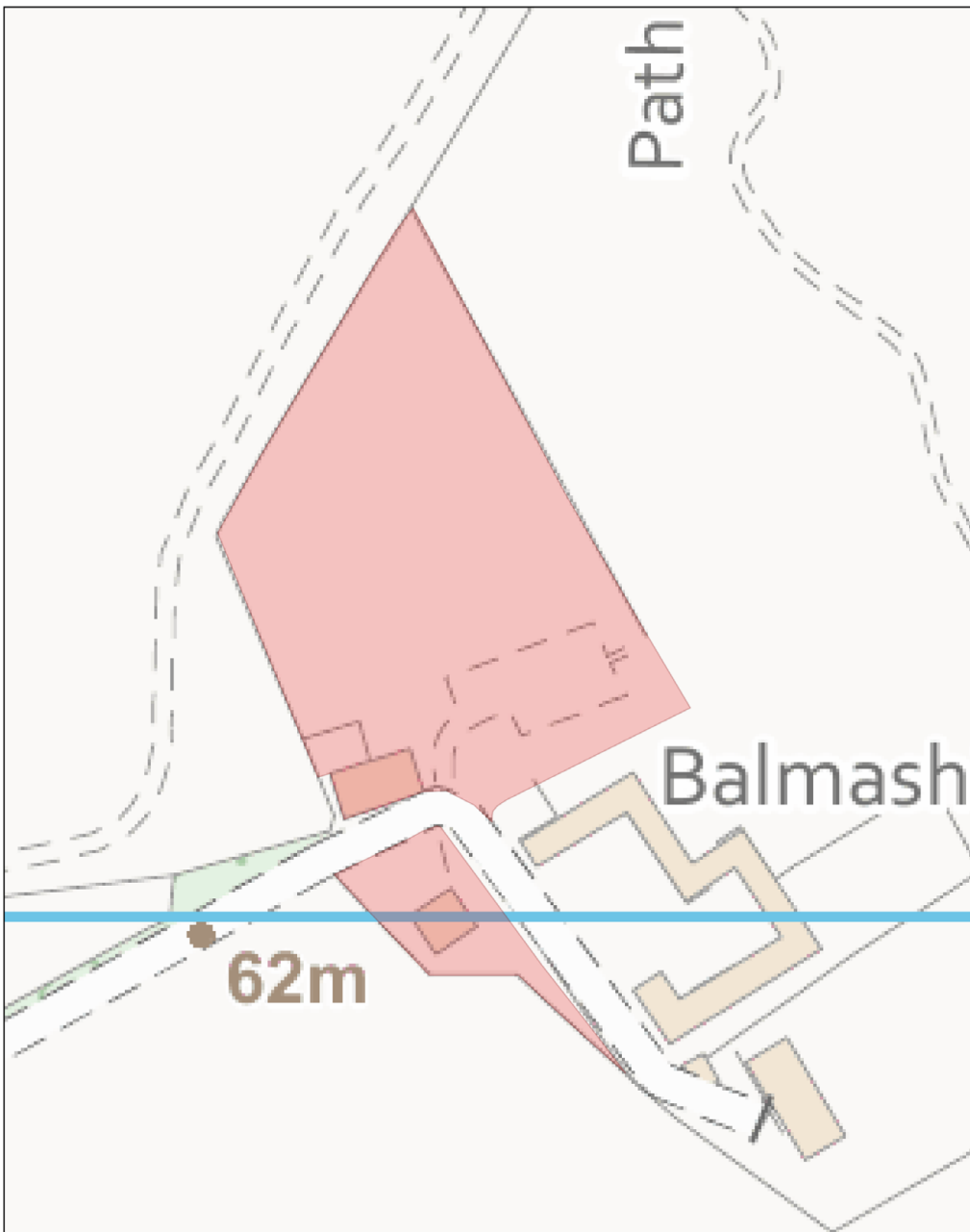
#### IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property. Upon verbal acceptance of an offer, we require to identify the purchaser for Anti-Money Laundering purposes. Our service provider 'First AML' will contact the purchaser to gather the required identification documents. An information sheet is available from the selling agent on request. We are not able to enter a business relationship with a purchaser until they have been identified. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. In line with current trends in technology, some properties marketed by Galbraith, may have installed CCTV or other such recording devices. These devices are installed, held and maintained entirely at the discretion of the Owner of the property. 8. Photographs taken in July 2022.









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Balmashie Development

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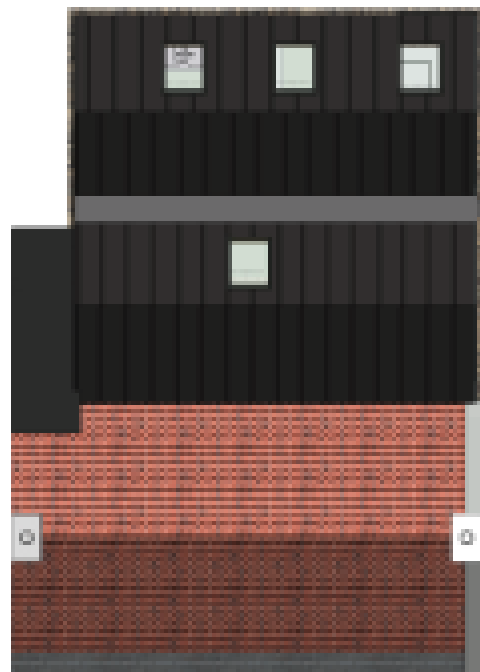
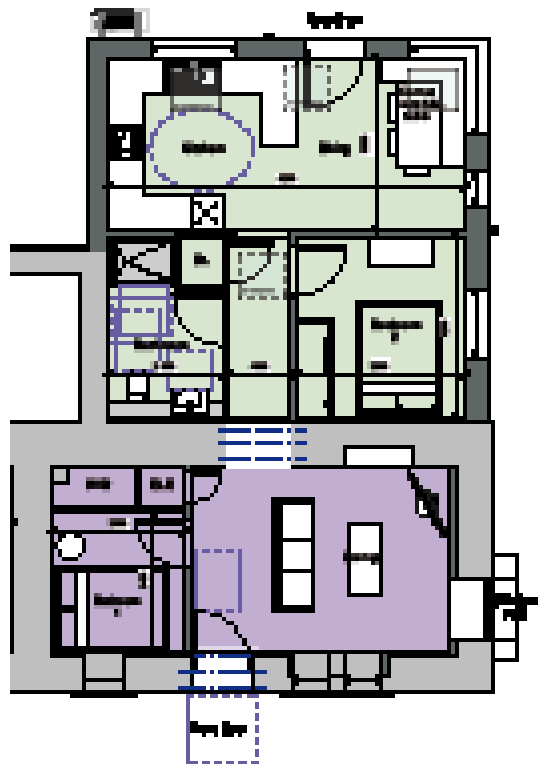
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