

**Development Site**

**Eastbank Works**

**Cash Feus**

**Strathmiglo, Fife, KY14 7QP**

**Offers Over £600,000**

**Thorntons**   
*Let's get a move on!*

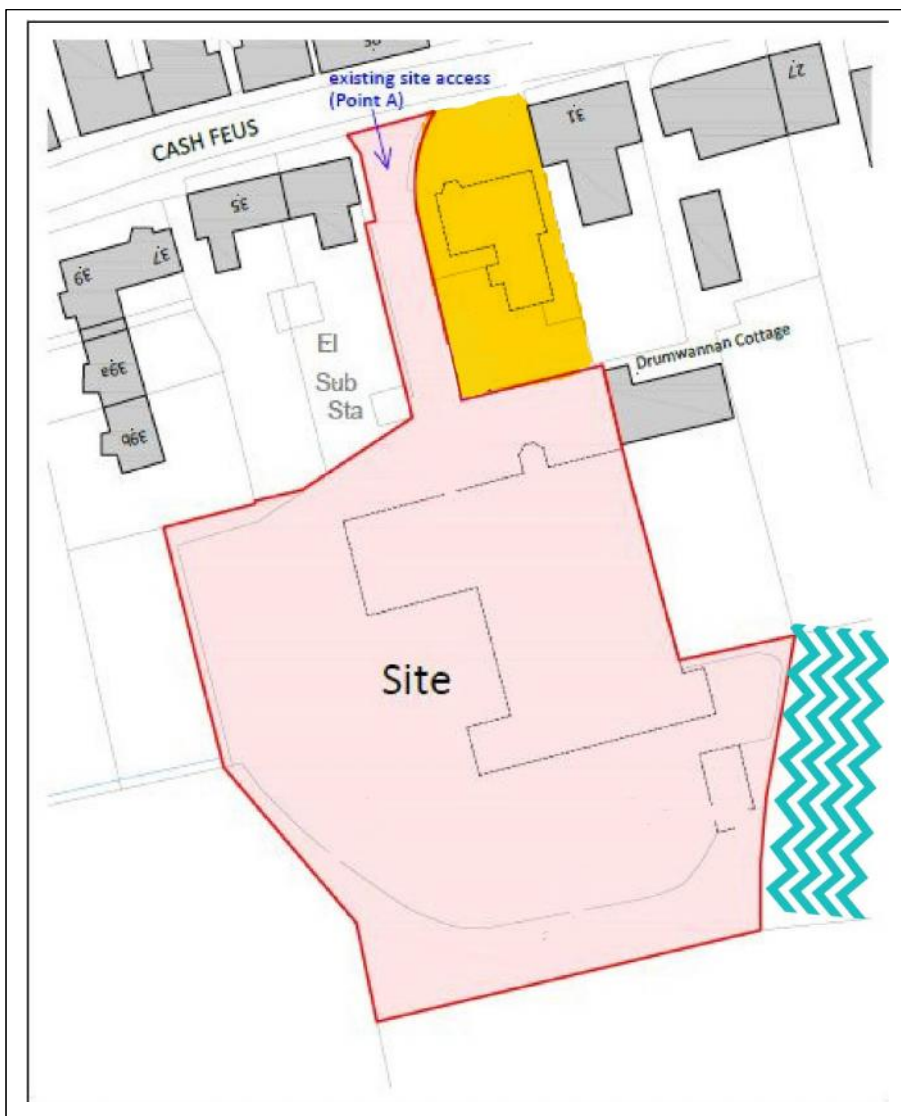


# Development Site

## Eastbank Works

### Cash Feus

### Strathmiglo, Fife, KY14 7QP



This attractive residential development site extends to approximately 1.5 acres in a prime, rural village setting. The village of Strathmiglo is within comfortable driving distance of St Andrews (21 miles). The M90 motorway is within short driving distance (6 miles) with easy access through to Edinburgh (35 miles) via the Forth Bridge. The latter journey will be facilitated via the New Forth Crossing. Perth, the gateway to the Highlands, is within comfortable driving distance (25 miles) as is Glasgow (53 miles). There are easy links to mainline railways stations and excellent local bus services to Kinross and various Fife towns including Cupar, Glenrothes and beyond.

This charming, conservation village has a full range of local amenities and services including a primary school, nursery, bowling green, parks, village hall, local shop, public house and church, all within walking distance of the site. There are secondary schools nearby in Cupar and Kinross.

Outline planning permission has been granted for a residential development of up to 25 houses. Various schemes have been considered which would fit comfortably on this well-proportioned site. Designs involving detached villas, bungalows, semi detached villas, terraced villas and flats are amongst those which have been sketched.

In addition to the main site there is a further smaller site at the entrance (shaded yellow on the site plan) on which there is an attractive detached office building, originally designed to facilitate conversion into an impressive four bedroomed house. Drawings for the conversion are available to interested parties. There is Change of Use approval in place for change of the office to residential.

In addition to new build housing, existing stone built, industrial buildings might be considered for conversion. The current owners offer the option for the site to be cleared, with renewable materials left on site as part of the sale if this meets with the purchaser's requirements. These options would need to be reflected in any offer made.

Full details of the planning can be available from the selling agents or by reference to the Fife planning website under reference number 16/01738/PPP. Viewing of the site may be arranged through the selling agents whilst initial viewing can be made from the street side.

Sketch plans of schemes which have been previously considered can be provided for indicative purposes only. It should be noted that planning permission has not been acquired for the schemes involved. Acquisition of full planning will be the responsibility of the purchaser.

The site allows purchasers the opportunity to create a self-contained development of housing of various styles which would appeal to a wide range of buyer types. Target buyer types suited to the features of this charming Fife village and the surrounding area are numerous.

Offers are invited for the site with the existing outline planning in place and with the added option of the site located at the entrance





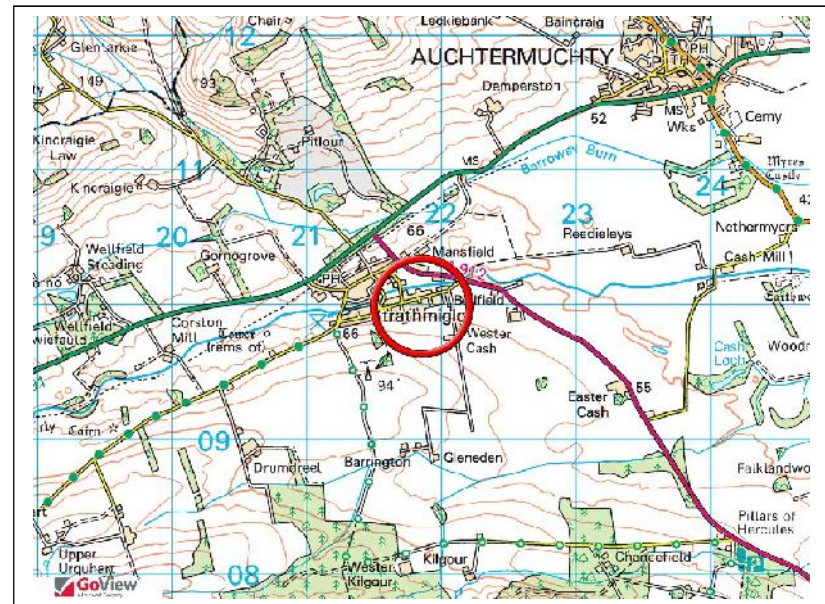
## Features

- ✓ Residential Development Opportunity
- ✓ 1.50 acres approximately
- ✓ Outline Planning for up to 25 properties
- ✓ Central Location
- ✓ Charming Rural Village
- ✓ 21 miles St Andrews
- ✓ 35 miles Edinburgh
- ✓ 6 miles M90, 25 miles Perth
- ✓ Additional Site Option



## Viewing & Enquiries

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