



- **Prominent site on Mayview Avenue**
- **Development opportunity for class 4 (Business) use**
- **Site extends to 0.16 acres (0.064 hectares)**
- **Located within a residential area, neighbouring Anstruther Fire Station**
- **Good transport links**
- **Offers over £45,000 exclusive**



### VIEWING & FURTHER INFORMATION:

Jonathan Reid  
[J.reid@shepherd.co.uk](mailto:J.reid@shepherd.co.uk)

Bilal Ashraf  
[B.ashraf@shepherd.co.uk](mailto:B.ashraf@shepherd.co.uk)

Shepherd Commercial  
11 Wemyssfield  
Kirkcaldy  
KY1 1XN  
T: 01592 205 442  
F: 01592 640 567

[www.shepherd.co.uk](http://www.shepherd.co.uk)

# FOR SALE

## Land - Development opportunity



### Mayview Avenue, Anstruther, Fife, KY10 3HR

#### LOCATION

Anstruther is a small town in Fife, approximately 9 miles southeast of St Andrews and 50 miles north of Edinburgh. With a population of 3,500, Anstruther the largest community in the Firth of Forth's north shore coastline. It is a popular tourist town with a fishing harbour and its town centre comprises of mostly local traders.

Anstruther provides a variety of local amenities, including convenience store and business premises, along with the highly regarded and well-renowned "Anstruther Fish Bar", with further attractions on Shore Street and Anstruther Harbour, which are popular tourist attractions, particularly during the summer months.

The subjects themselves lie on the northern side of Mayview Avenue which is mainly a residential area and neighbours to Anstruther Fire Station.



#### DESCRIPTION

The subjects comprise a development site of approximately 0.16 acres which is regular shaped. It occupies a location directly neighbouring Anstruther Fire Station. There are pedestrian and vehicular rights of access over the site which will require to be retained during and following development. All interested parties will require to satisfy themselves to the extent and availability of services.

#### ACCOMMODATION

We understand the gross site area extends to:

Site	Area (Hectares)	Area (Acres)
<b>Total</b>	<b>0.064 Hectares</b>	<b>0.16 Acres</b>

#### PRICE

Our client is seeking offers over £45,000 exclusive.

#### 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.

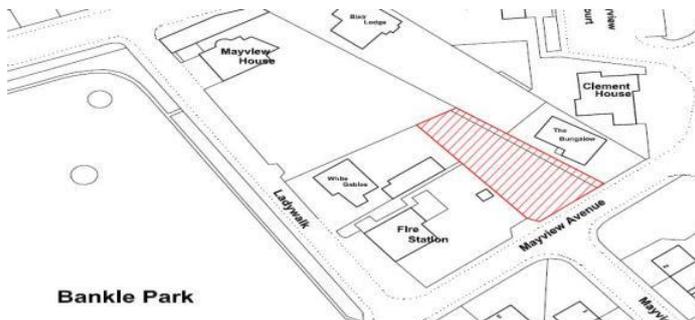
#### MONEY LAUNDERING

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 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.

#### PLANNING

This development opportunity is in an area currently zoned for employment use for Class 4 (Business) Use. Interested parties should make their own enquiries to the local planning authority, Fife Council, in relation to any proposed uses for the site.

The site will require to be developed and timescales for development agreed with Fife Council.



#### VIEWING

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

A Shepherd Commercial, 11 Wemyssfield, Kirkcaldy, KY1 1XN  
 T 01592 205 442  
 E Jonathan Reid - [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk)  
 Bilal Ashraf - [b.ashraf@shepherd.co.uk](mailto:b.ashraf@shepherd.co.uk)  
 Publication date: 20 August 2018