Land North of Bonfield Road

STRATHKINNESS, ST ANDREWS, FIFE

Exciting Residential Development Opportunity by St Andrews



savills

LOCATION

The site is located to the northwest of the village of Strathkinnness, St Andrews. Strathkinness is a small village, with a population of c. 800 according to the 2022 census, situated around 4 miles from the centre of St Andrews. The village has a number of local amenities including the Parish Church, Village Hall, the Strathkinness Tavern, a children's playground, and Strathkinness Primary School – all under 0.5 miles from the subject site.

St Andrews town centre is c. 3.7 miles from the site. St Andrews provides an outstanding selection of retail, leisure and hospitality amenities. Renowned for its historic streetscape and vibrant atmosphere, the town offers an extensive mix of independent retailers, cafés, restaurants, pubs and hotels. Cultural and recreational attractions include The Byre Theatre, the recently refurbished T-Squared Social entertainment venue, West Sands Beach and a variety of sports and leisure facilities. Nearby supermarket provision is available at Morrisons and Aldi, both located to the south of St Andrews, approximately 3.5 miles from the site.

Internationally recognised as the "Home of Golf", St Andrews is centred around the world-famous Old Course, scheduled to host The Open Championship again in 2027. Further nearby golfing opportunities include the Craigtoun Golf Course, situated adjacent to Craigtoun Country Park, a popular 47-acre recreational park featuring formal gardens, walking routes, family attractions and a café.

The location also provides a gateway to the East Neuk of Fife, one of Scotland's most celebrated coastal regions. Characterised by picturesque fishing villages, sandy beaches, historic harbours and acclaimed golf courses, the area attracts visitors from across the UK and beyond.



LOCATION

The site enjoys excellent connectivity by road and public transport. A bus stop on High Road, approximately 0.3 miles from the site, provides regular services between Glenrothes and St Andrews. The B939 to the south of Strathkinness links it to St Andrews, and the A91 and A90/M90 provide connection to Edinburgh, around 52 miles to the south. Dundee lies around 14 miles north, and Aberdeen is c. 78 miles.

Leuchars railway station is just outside of St Andrews (c. 3.6 miles from the site) and is on the East Coast mainline, providing regular services north to Aberdeen (journey time c. 1hr 17mins), and south to Edinburgh (journey time c. 55 mins) and London (journey time c. 5h 25mins).

Local schooling is provided at Strathkinness Primary School and secondary education is provided at the new Madras College (c. 4.5 miles from the site).

St Andrews is home to Scotland's oldest University, and the third oldest in the UK. The University of St Andrews was founded in 1413 and is one of the most prestigious universities in the world. With over 11,000 students during term time, it brings energy, culture, and year-round vitality to the town.

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Description

The site extends to approximately 4.53 acres. It is roughly rectangular in shape. The land to the immediate south has been developed for residential by Springfield Homes. The topography is relatively flat. The site is bound to the north by High Road, to the east by a recreation ground which is protected greenspace, to the south by the Springfield Homes development, and to the west by arable land.

The site benefits from two access points off of High Road.

Planning

The site is allocated for housing in the Fife Local Plan (STK 003).

The site previously had Planning Permission in Principle (PPiP) for residential development (Ref: 15/04130/PPP), which demonstrates a positive planning precedent for residential development.

VAT

The site is not elected for VAT.

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METHOD OF SALE

The Heritable Interest (Freehold) of the property is offered for sale. Parties should note interest with Savills in the first instance in order to be kept informed of any updates and to receive any further information. The owner reserves the right to sell the property without reference to any other party.

FURTHER INFORMATION

A suite of technical information is available from the selling agents via the dataroom. Please contact the agents for access.

CONTACT

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