



Eastbank Works,  
Cash Feus, Strathmiglo,  
Fife

Bradburne & Co



Cupar 11 Miles

St Andrews 20 Miles

Perth 14 Miles

Edinburgh 36 Miles

## **AN ATTRACTIVE RESIDENTIAL DEVELOPMENT SITE IN THE CENTRE OF THE VILLAGE WITH PLANNING PERMISSION IN PRINCIPLE**

### **DESCRIPTION**

Eastbank works is the site of the former linen factory in Strathmiglo and is currently operated as a joinery business. The site extends to 1.25 acres (0.51ha) or thereby in total and the sellers will remove the traditional and modern buildings if required by the purchaser. Informal designs have shown up to 25 dwellings could be built on the site subject to detailed permission.

### **SITUATION**

Strathmiglo is situated west of the Howe of Fife to the north of Lomond Hills with the River Eden flowing through the village. It is becoming increasingly fashionable due to its strategic location conveniently placed near the central motorway network to Perth, Edinburgh and Glasgow. Commuting is also convenient to Cupar, Kirkcaldy, St Andrews and Dundee.

The village has a primary school, nursery, local shop, village hall, parks, bowling green, public house and church all within easy walking distance. Secondary education is available in Cupar and Kinross and both of these towns have more extensive amenities close by.

Fife is famed for its attractive countryside and for golfers they are spoilt for choice with the home of golf at St Andrews nearby and Gleneagles convenient to the west of Perth.



## PLANNING

Planning Permission in Principle has been obtained for the erection of dwelling houses (including demolition of existing buildings).

The planning reference is 16/01738/PPP. Further details can be found at [www.fifedirect.org.uk](http://www.fifedirect.org.uk).

The sellers have completed various technical reports including, flood risk assessment, drainage report, transportation statement, topographical site plan and phase one desk study report. All these reports are available on [www.fifedirect.org.uk](http://www.fifedirect.org.uk).

Additional Site - The site is offered for sale as a whole shown outlined blue on the plan and there is an option to also purchase the office building at the entrance shown in red on the plan which has change of use from offices to form a dwelling house ref: 16/02216/Full. See [www.fifedirect.org.uk](http://www.fifedirect.org.uk) for full details.

## SERVICES

Mains gas, water electricity and sewerage are available on site. A surface drainage scheme is also on site. Overhead British Telecom service is also on site

Purchasers will need to satisfy themselves as to the services mentioned are adequate for any development.

## VIEWING

Those who intend to view should contact the selling agents Bradburne & Co (01334 479479) before doing so. We would emphasise that any viewers inspecting the site do so at their own risk during normal office hours only.

## SOLE SELLING AGENTS

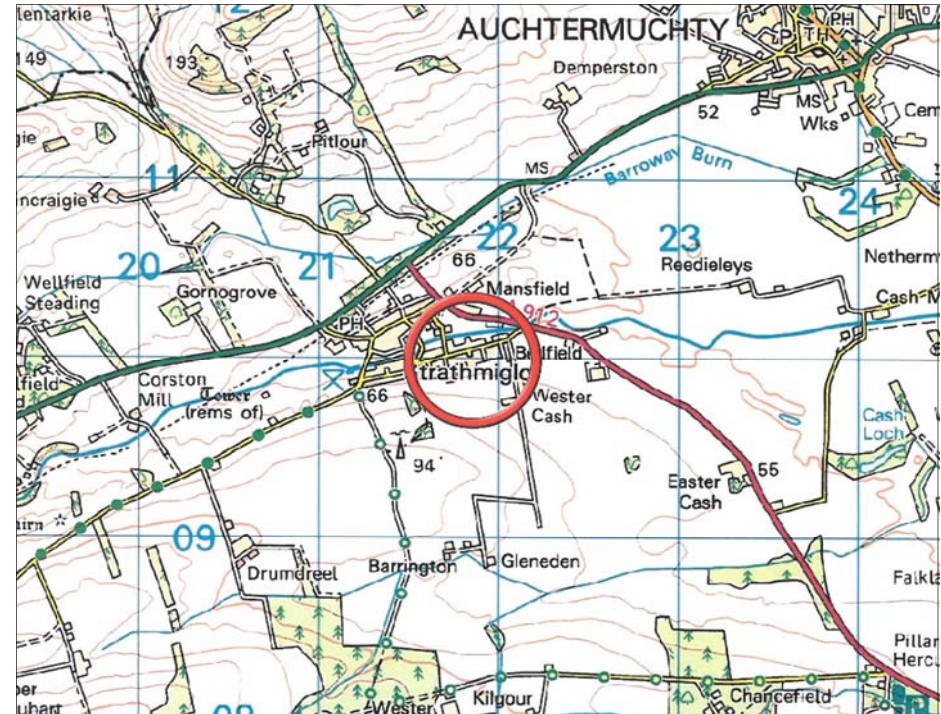
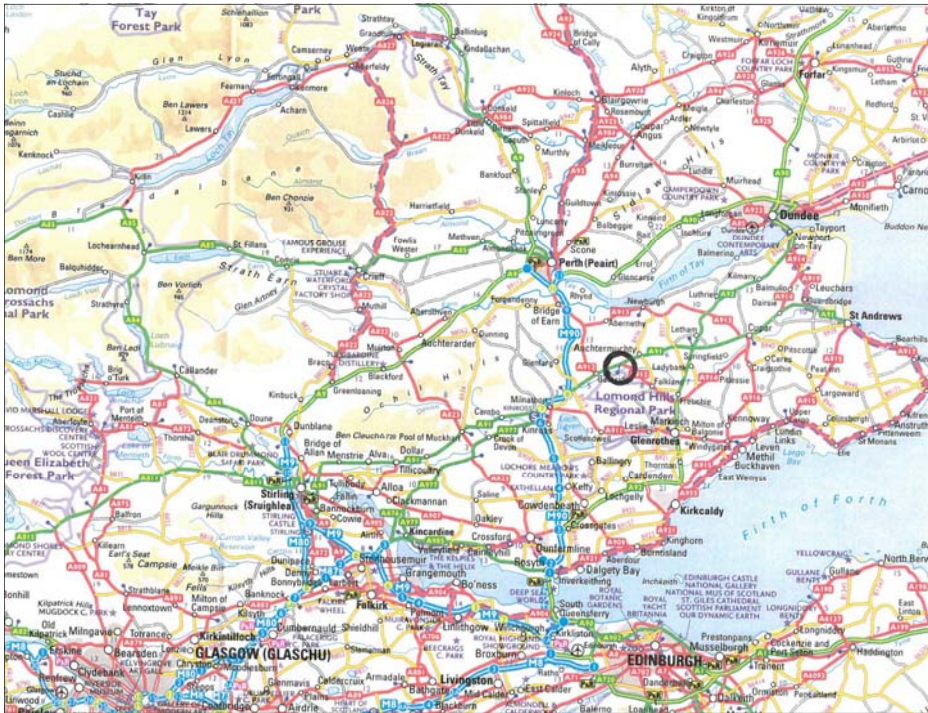
Bradburne & Co, 139 South Street, St Andrews, Fife, KY16 9UN.  
Tel 01334 479479. Fax 01334 474399.  
[info@bradburne.co.uk](mailto:info@bradburne.co.uk) [www.bradburne.co.uk](http://www.bradburne.co.uk)

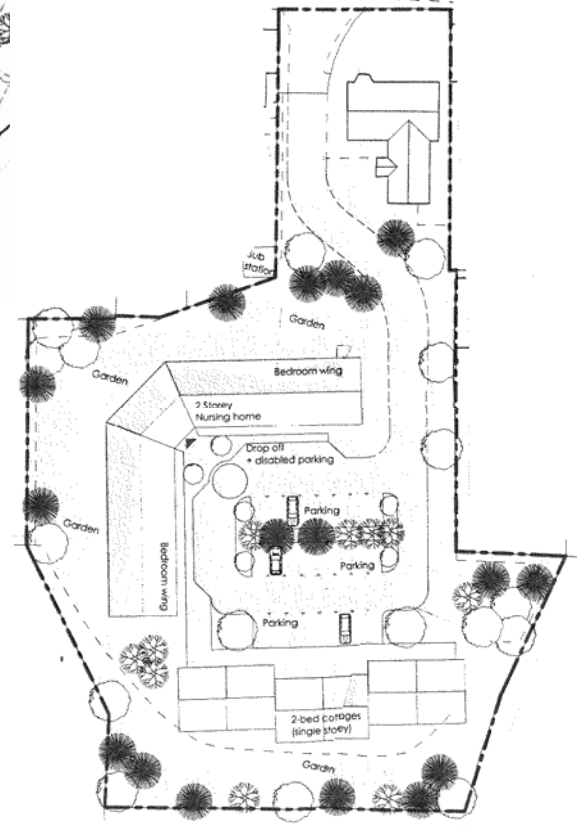
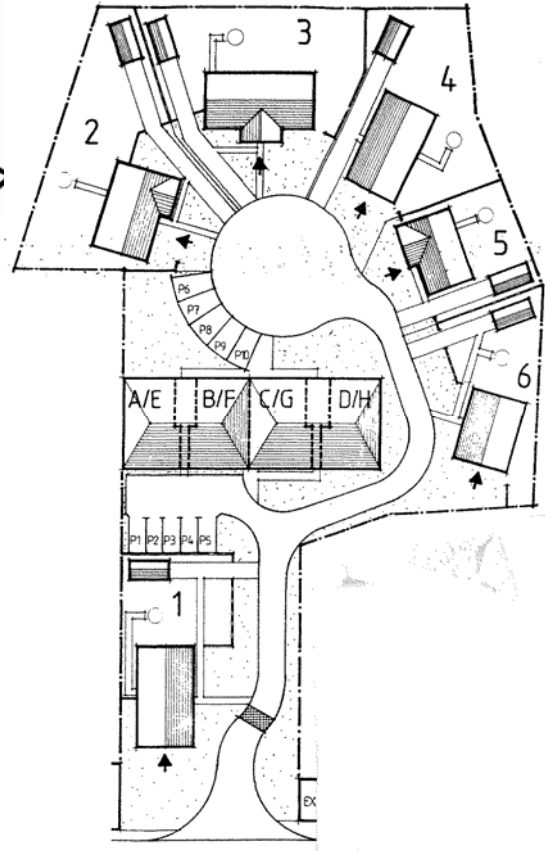
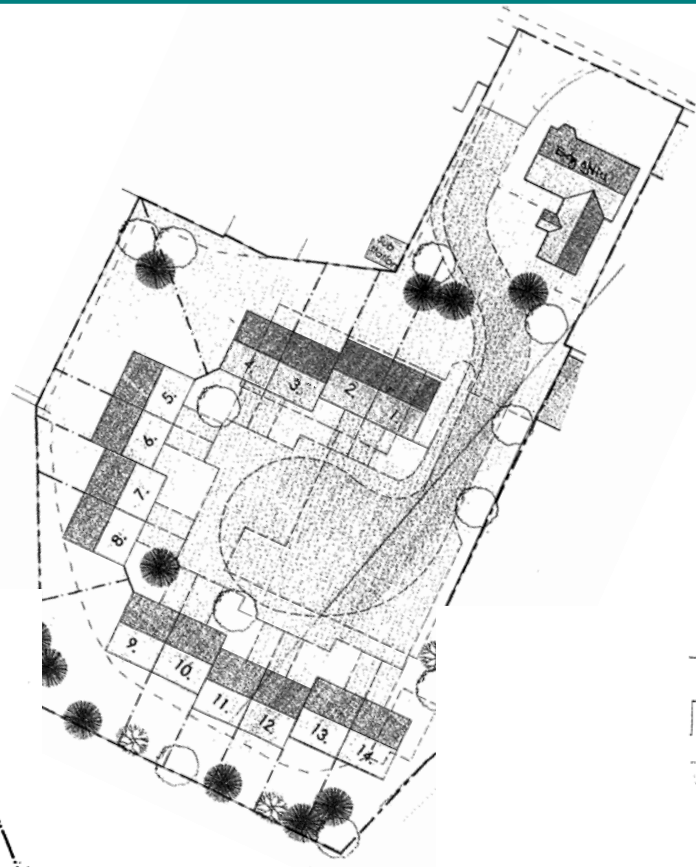
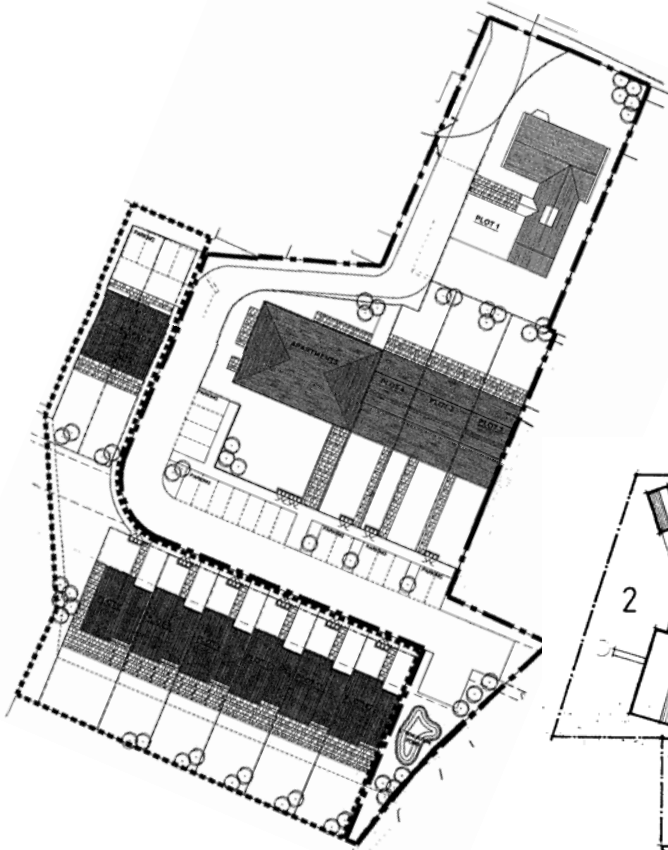


## DIRECTIONS

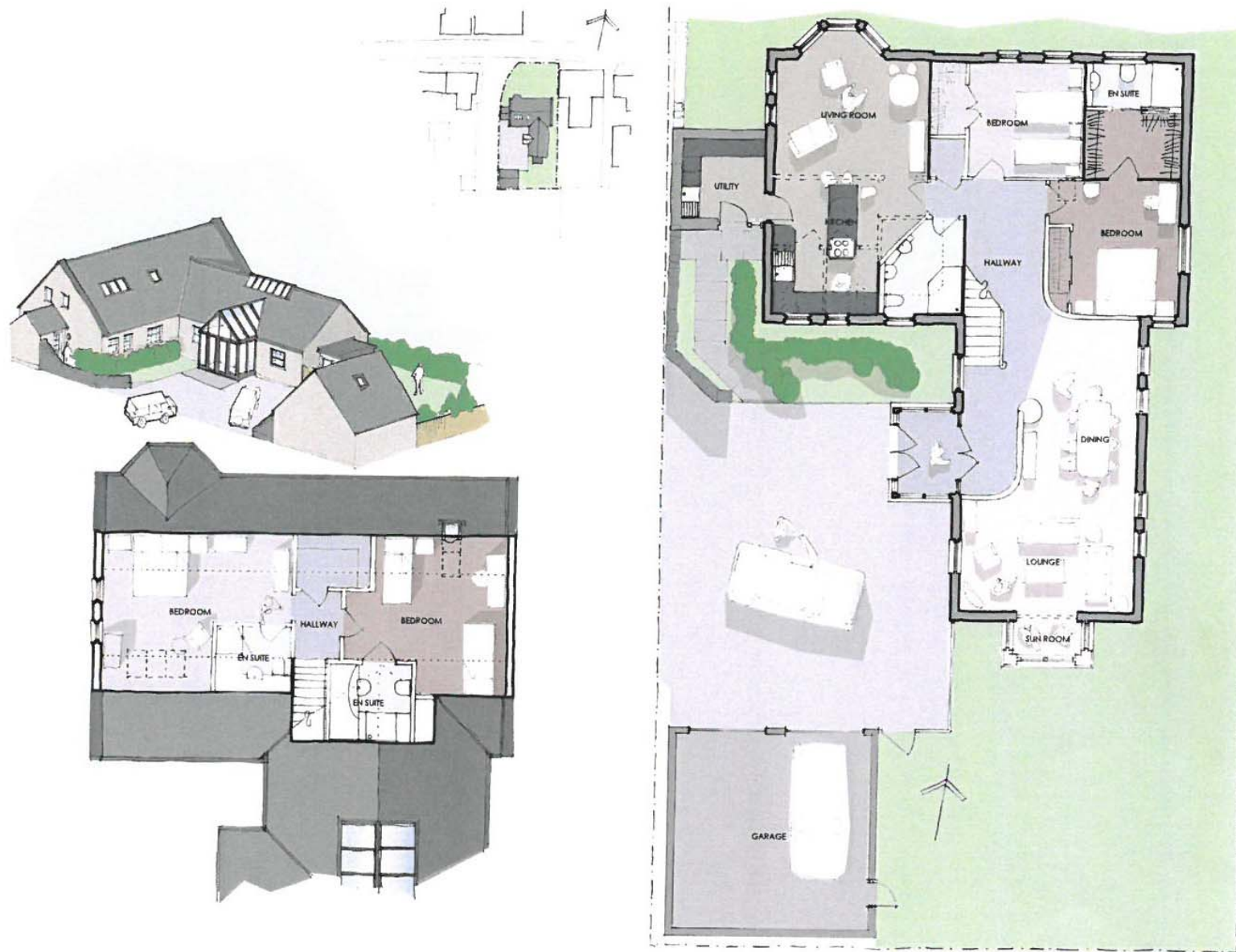
**From Cupar** on the A91 turn left at the first Strathmiglo junction and last right on to Cash Feus. Eastbank is on the left.

**From Edinburgh** cross the Queensferry Crossing onto the M90. Take the A91 towards St Andrews and the first right into Strathmiglo. Turn right in the centre of the village into West Road and continue over the river to the T-junction. Turn left on to Cash Feus and Eastbank is on the right.

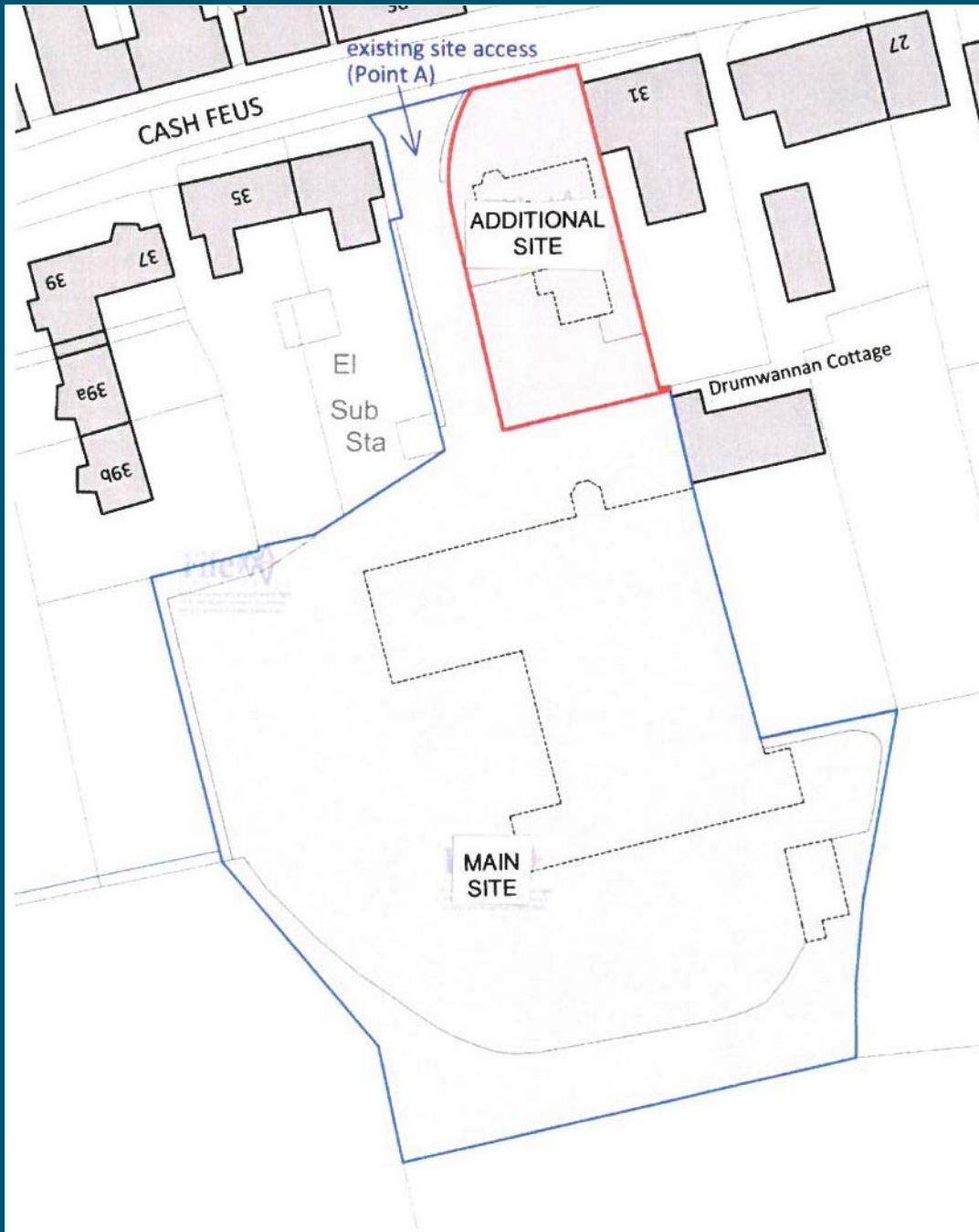




**SAMPLE PLANS OF EASTBANK DEVELOPMENT**



**DEMONSTRATION/PROPOSED CONVERSION OF OFFICE TO A DWELLING**



### IMPORTANT NOTICE

These particulars do not constitute any part of an offer or a contract. All statements contained herein, while believed to be correct, are not guaranteed. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

A closing date for offers may be fixed by the Selling Agents and prospective purchasers are urged to note their interest formally to the Selling Agents. The Sellers reserve the right to conclude a bargain for the sale of any portions of the subjects of sale ahead of a notified closing date and will not be obliged to accept either the highest or any offer for any part of the subjects of sale. Any plans or maps are reproduced from Ordnance Survey © Crown Copyright 2017 Licence Number 100010747.