



**FOR SALE**

**SIGNIFICANT AND  
PROMINENT BUILDING IN  
HISTORIC "CROSS"  
AUCHTERMUCHTY  
PLANNING APPLICATION  
SUBMITTED FOR  
CONVERSION TO  
RESIDENTIAL**

**TOTAL GROSS AREA – 209  
SQ.M (2,252 SQ.FT)**

**LAND TO REAR**

**100% RATES RELIEF  
AVAILABLE**

**OFFERS OVER £110,000**



WHAT 3 WORDS

**19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP**

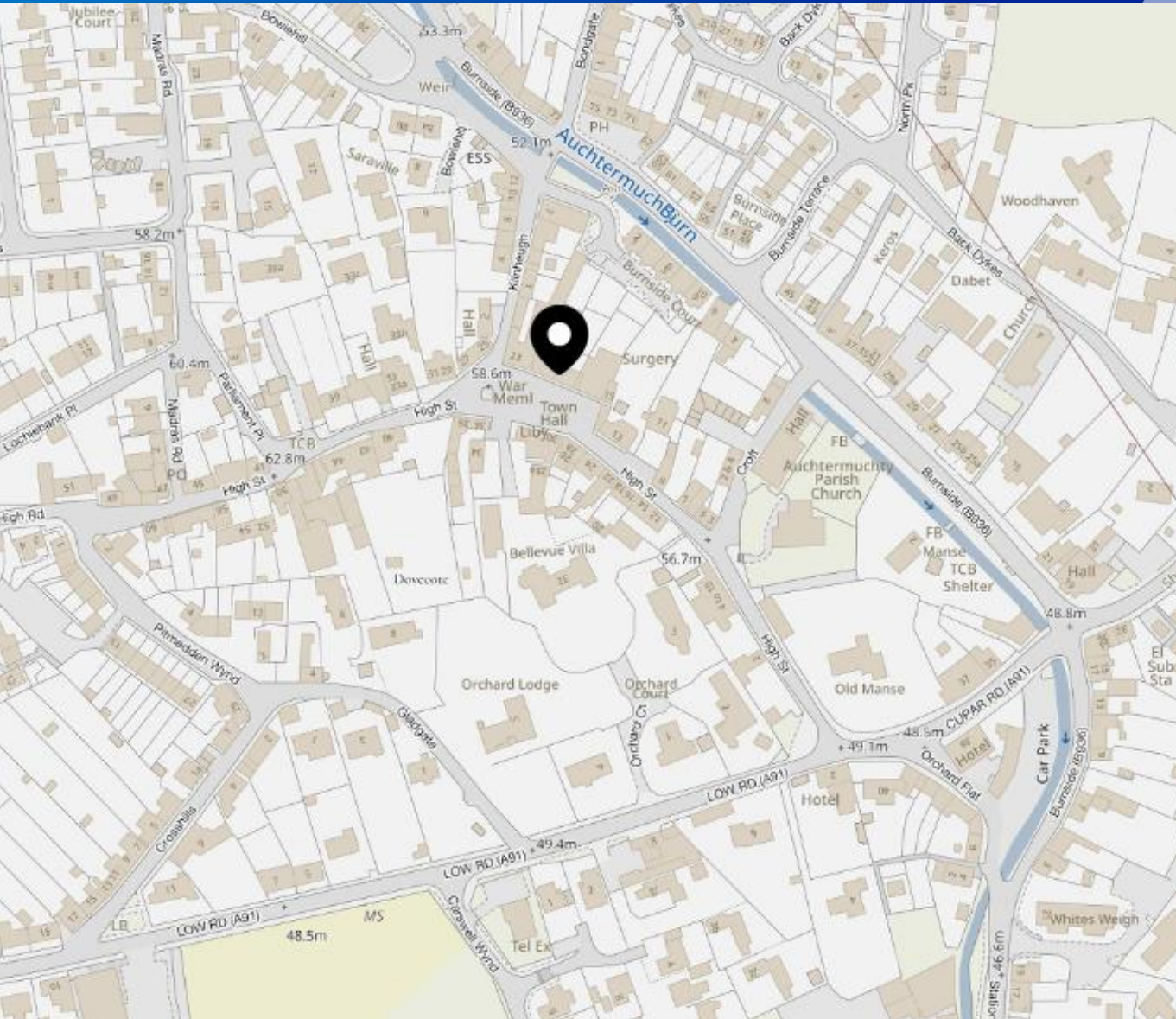
**CONTACT: Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01382 878005 [shepherd.co.uk](http://shepherd.co.uk)**





# Location

19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP



## Location

Auchtermuchty offers a semi-rural / small town location and environment sought by many. The population is in the region of 2000.

There is a small range of commercial businesses including a newly built Co-op store. The location provides a central base within easy reach of Fife towns and East Coast Cities with Cupar 9 miles, Glenrothes 9 miles, Perth 15 miles, St Andrews 19 miles, Dundee 20 miles, Edinburgh 38 miles.

The subjects are located within the centre of Auchtermuchty opposite an area of on street parking. Surrounding properties are predominantly of a residential nature and nearby commercial uses include Auchtermuchty library and Boars Head Restaurant. Local schools include Auchtermuchty Primary School and Bell Baxter High School in Cupar. A number of private sector schools are within easy travel distance.

Potential Development/Conversion Opportunity

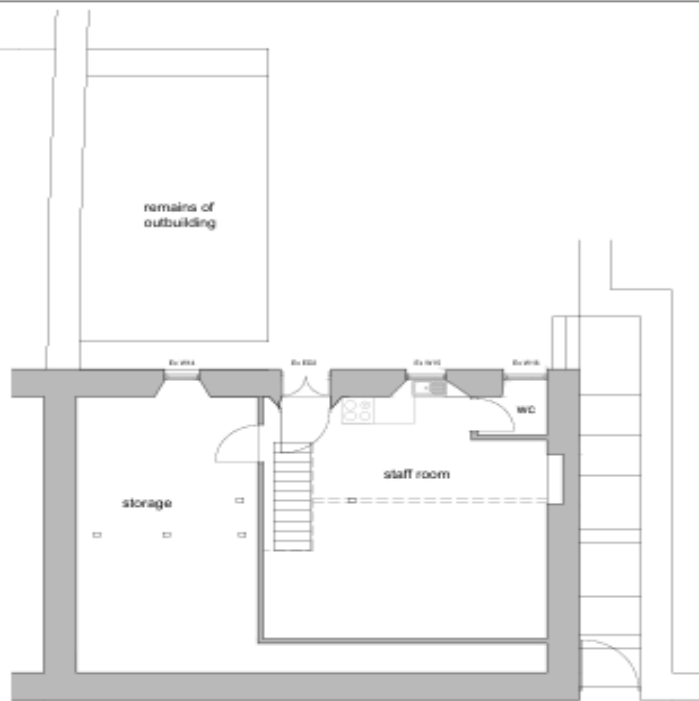


FIND ON GOOGLE MAPS



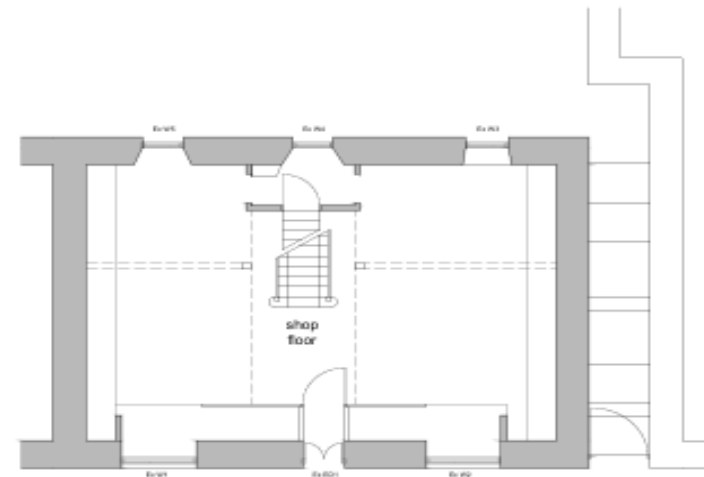
# Plans

19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP



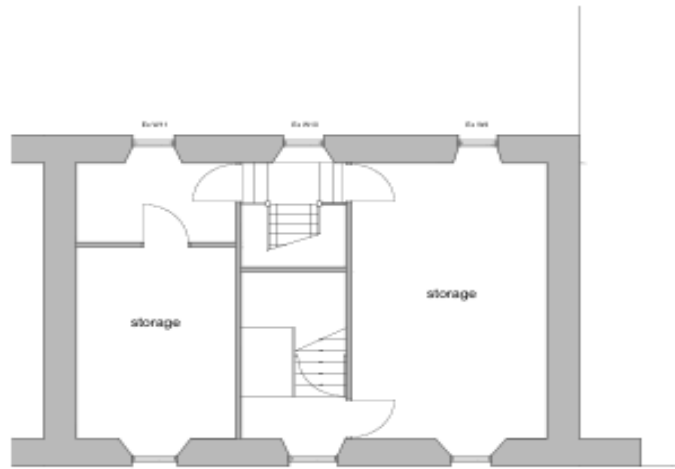
EXISTING BASEMENT FLOOR PLAN

1:50



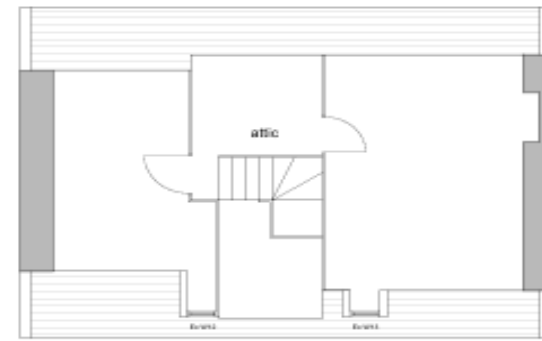
EXISTING GROUND FLOOR PLAN

1:50



EXISTING FIRST FLOOR PLAN

1:50



EXISTING ATTIC FLOOR PLAN

1:50



THIS DRAWING HAS BEEN PREPARED TO OBTAIN STATUTORY LOCAL AUTHORITY CONSENT. ALL QUESTIONS CONCERNING THIS DRAWING SHOULD BE REFERRED TO THE ARCHITECT. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.



**A.S. ASSOCIATES**  
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B: INFO@ASASSOCIATES.CO.UK  
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A: 19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP

**PROJECT:**  
5892 Commercial  
19 High Street,  
Auchtermuchty  
KY14 7AP

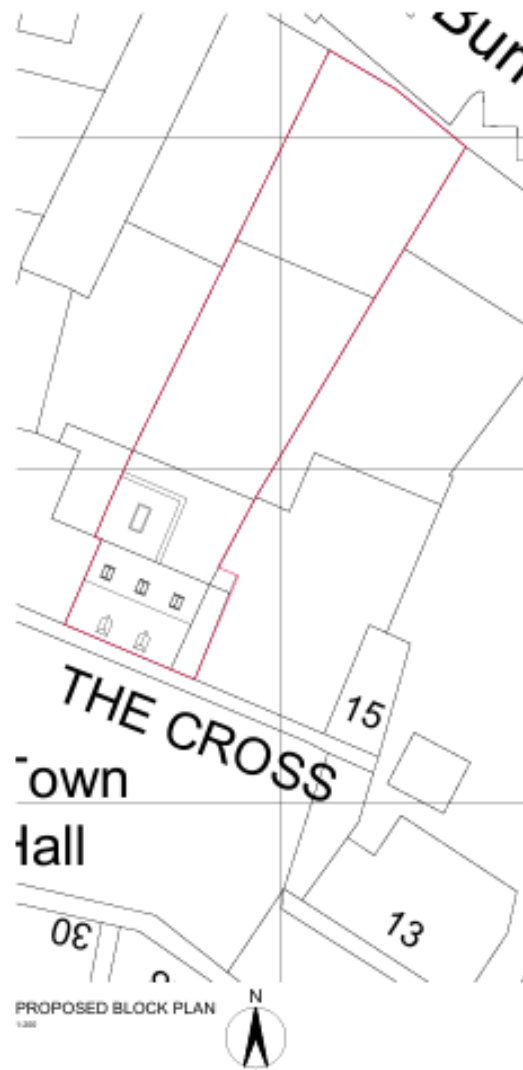
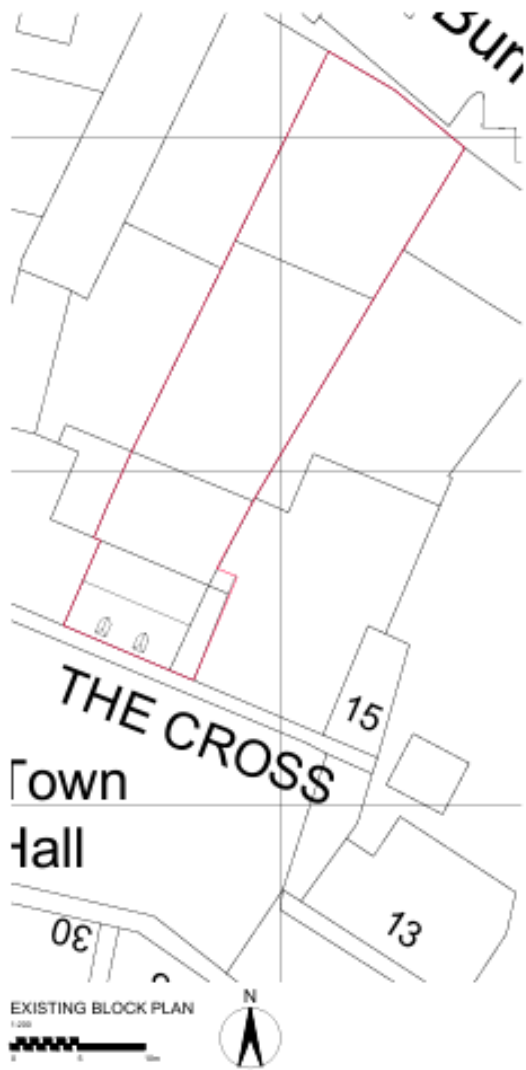
**TITLE:**  
Existing plans

STAGE:	SCALE(S):	DATE:
PLANNING		A1
DRAWN BY:	1:50	30/03/20
JOB NO:	DRAWING NO:	REV:
3582	PP - 01	-



# Plans

19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP



NOTE: THIS DRAWING HAS BEEN PREPARED TO OBTAIN STATUTORY LOCAL AUTHORITY CONSENT. ALL NEEDS TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE FOR CONSTRUCTION PURPOSES.

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PROJECT:  
2024 CONSTRUCTION



# Plans

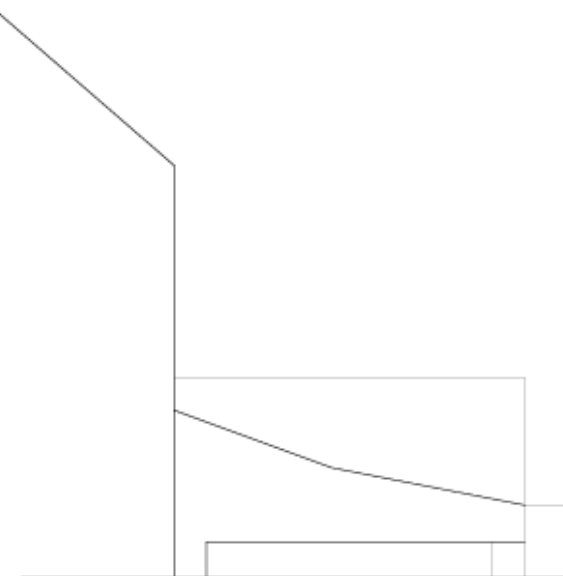
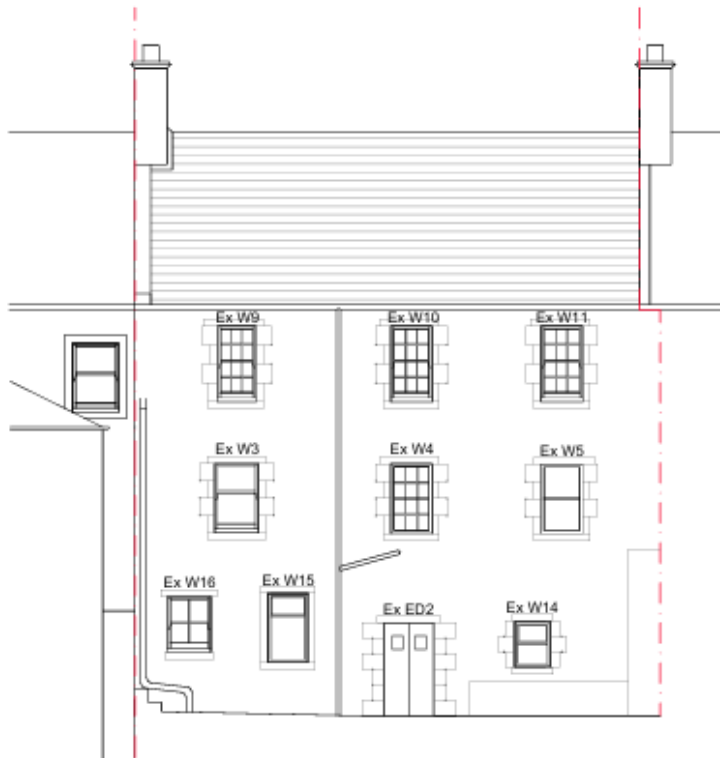
19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP

0 1 2 3 4 5m



EXISTING SOUTH ELEVATION

1:100



INDEX INT DATE DESCRIPTION

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A.S. ASSOCIATES

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A: 154 HIGH STREET, NEWBURGH, KY14 6DZ

PROJECT:

3592 Carmichael  
19 High Street,  
Auchtermuchty  
KY14 7AP

TITLE:

Existing Elevations

STAGE:

PLANNING

A3

DRAWN BY:

GP

SCALE(S):

1:100

DATE:

30/03/26



# Description

19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP



## Description

This is an opportunity to purchase a significant and substantial property in the centre of Auchtermuchty's historic market square "The Cross". The building is understood to be late 18th Century, C listed and within the Auchtermuchty conservation area. It sits opposite the original Townhall and gaol that now houses the library. Surrounding properties are predominantly residential with the award winning Boars Head Restaurant and Rooms.

The subjects comprise a mid-terraced property. Existing accommodation comprises of two storeys along with attic and basement spaces all with natural light and a number of original features. It is of Stone construction with pitched slate roof over.

From The Cross the main door leads into a traditional retail space with south facing windows on the front elevation. Windows to the rear from the property's elevated position look over to rolling countryside and farmland. A bespoke feature staircase with a large window at its apex provides access to the upper floors.

The first floor accommodation comprises two individual rooms. Further timber steps provide access to an attic storage area also with two individual rooms each with a dormer window to the south. Timber steps lead downwards to the basement which provides a kitchen area, storage and toilet accommodation and access to the garden and orchard area. This is a large area sloping downwards and enclosed by a stone boundary wall offering further development potential. A secondary locked access via a close to the High Street is shared with the neighbouring property.



# Photos

19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP





## Planning

Plans have been submitted to Fife Council seeking permission to convert the former draper's shop into a 4 bedroom townhouse with several public rooms. Details can be found on Fife Council planning portal Ref 26/01120/FULL

Due date for decision 19 July 2026

Fife Planning have previously indicated a willingness to consider Change of use.

*"In summary, the principle of the change of use from a Class 1A shop to a Class 9 dwellinghouse is acceptable and raises no concerns in relation to land-use compatibility, residential amenity, or wider town centre function."*

## Price

Our client is offering the premises for sale at offers in excess of £110,000.

## Rateable Value

£5,000

## Energy Performance Certificate

The subjects have an EPC rating of "B"

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs.

## Accommodation

ACCOMMODATION	m <sup>2</sup>	ft <sup>2</sup>
Basement Floor	55.15	594
Ground Floor	55.15	594
First Floor	55.15	594
Attic Floor	43.68	470
<b>TOTAL</b>	<b>209.13</b>	<b>2,252</b>

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

## Get in Touch

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



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

**Shepherd Chartered Surveyors**  
**T: 01382 87005**



### ANTI MONEY LAUNDERING REGULATIONS

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 on 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.

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