



FOR SALE

**SIGNIFICANT AND
PROMINENT BUILDING IN
HISTORIC "CROSS"
AUCHTERMUCHTY
PLANNING PERMISSION
APPROVED 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

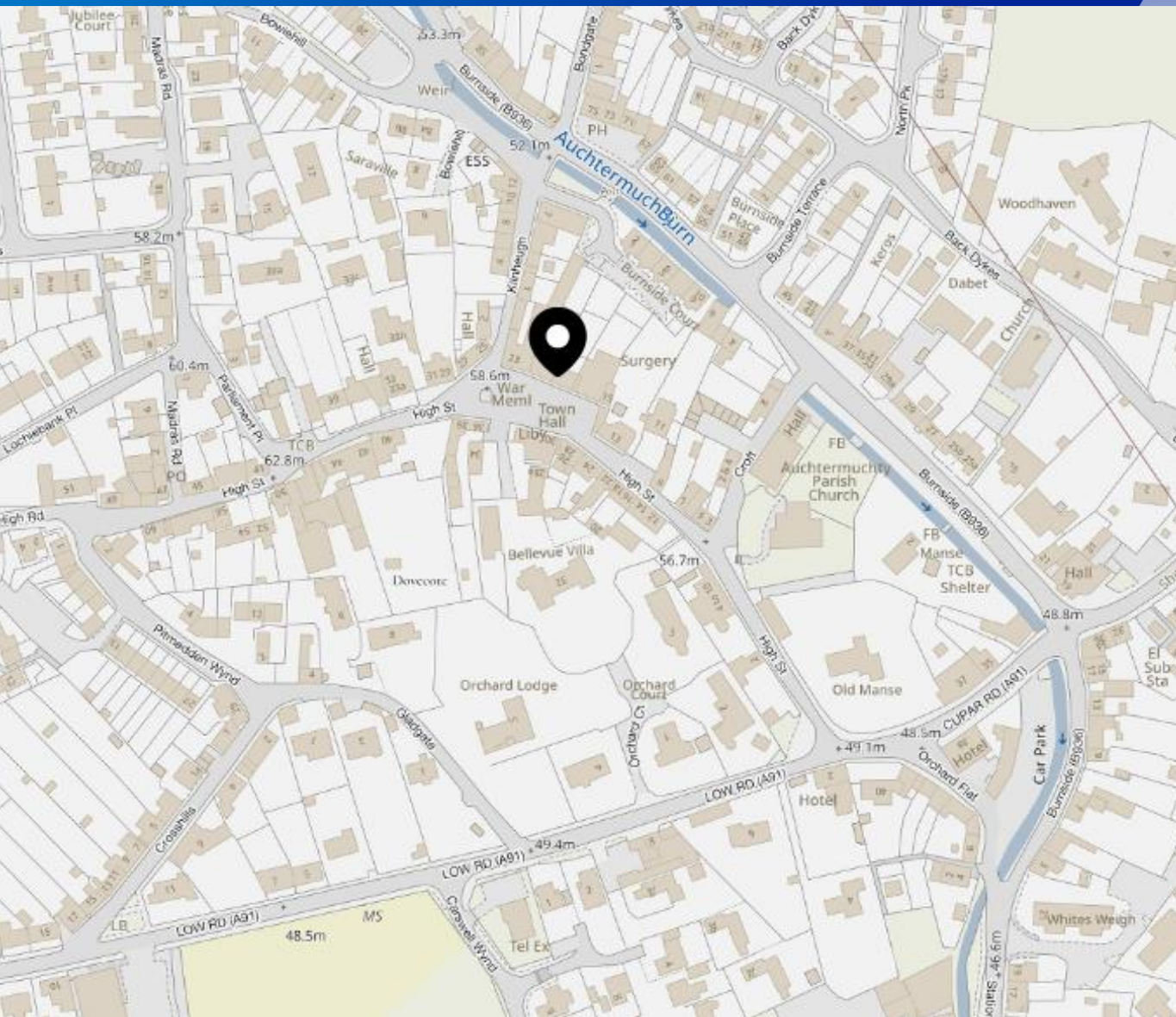
CONTACT: Jonathan Reid – j.reid@shepherd.co.uk | 01382 878005 shepherd.co.uk





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**

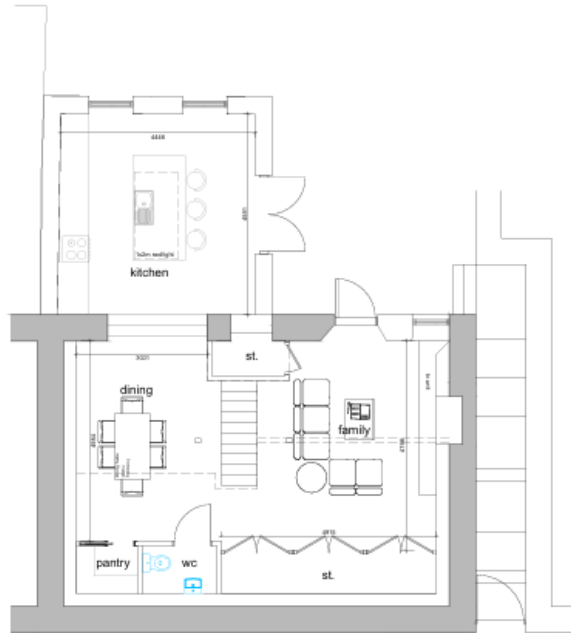


FIND ON GOOGLE MAPS



Proposed Floor Plans

19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP



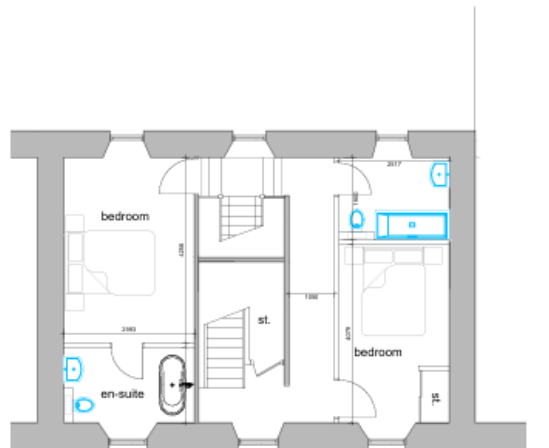
PROPOSED BASEMENT FLOOR PLAN

1:50



PROPOSED GROUND FLOOR PLAN

1:50



PROPOSED FIRST FLOOR PLAN

1:50



PROPOSED ATTIC FLOOR PLAN

1:50



THIS DRAWING HAS BEEN PREPARED TO OBTAIN STATUTORY LOCAL AUTHORITY COMMENT. ALL WORKS TO BE COMPLETED PRIOR TO COMMENCING WORK. DO NOT SCALE FOR CONSTRUCTION PURPOSES.



PROJECT:
1592 Glenkiln
19 High Street,
Auchtermuchty
KY14 7AP
TITLE:
Proposed plans

STAGE:	PLANNING
DRAWN BY:	GP
SCALE(S):	1:50
DATE:	26/10/22
JOB NO:	
DRAWING NO:	
REV:	



Proposed Elevations

19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP



PROPOSED SOUTH ELEVATION

1:100



PROPOSED NORTH ELEVATION

1:100

EXTERNAL FINISHES

ROOF:

Extension - Single ply flat roof membrane,

WALLS

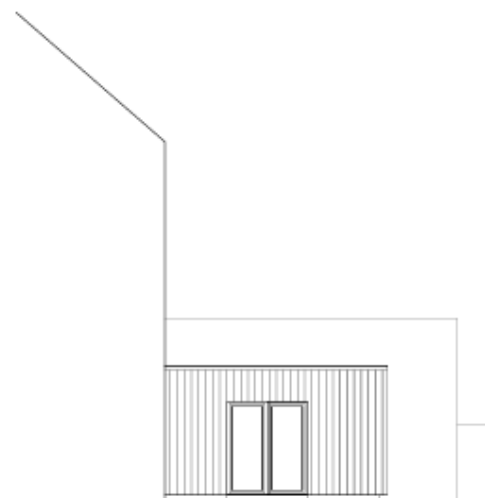
Extension - Vertical charred timber cladding,

WINDOWS & DOORS

White timber sash & case windows.

Extension - Black Aluminium windows and doors.

Extension - Aluminium Gutters and downpipes.



PROPOSED EAST ELEVATION

1:100

INDEX INT DATE DESCRIPTION

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A.S. ASSOCIATES

Town Planning and Architecture

E: INFO@ASASSOCIATESLTD.CO.UK

T: 01337 840088

A: 154 HIGH STREET, NEWBURGH, KY14 6DZ

PROJECT:

3592 Carmichael
19 High Street,
Auchtermuchty
KY14 7AP

TITLE:

Proposed Elevations

STAGE:

PLANNING

A3

DRAWN BY:

GP

SCALE(S):

1:100

DATE:

30/03/26

JOB NO:

3592

DRAWING NO:

PP - 04

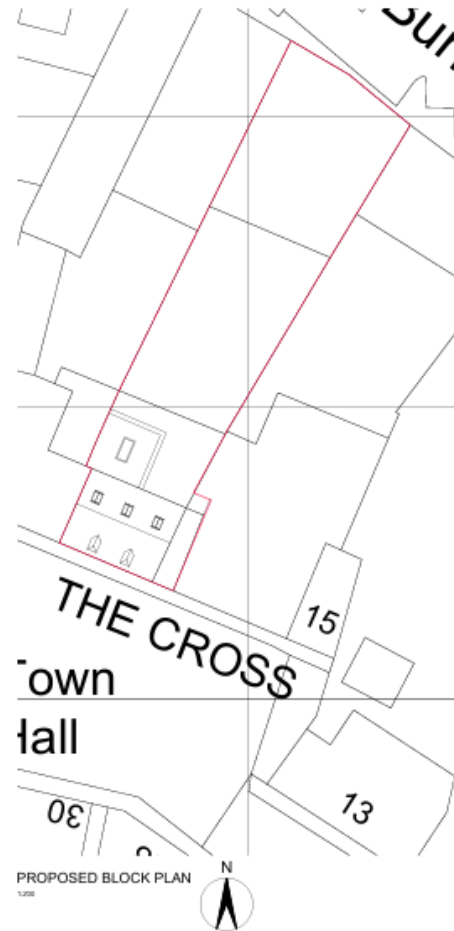
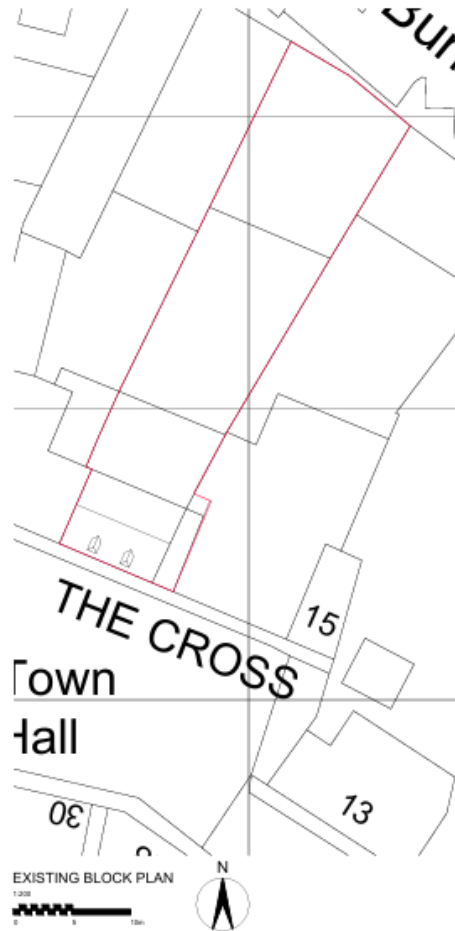
REV:

-



Location Plan

19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP



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A.S. ASSOCIATES Town Planning and Architecture E: INFO@ASASSOCIATES.CO.UK T: 01537 445858 A: 104 HIGH STREET, NEWBURGH, KY14 6ED			
PROJECT: 3562 Carmichael 19 High Street, Auchtermuchty KY14 7AP			
TITLE: Location and Block Plans			
STAGE: PLANNING			
A1			
DRAWN BY: GP	SCALE(S): 1:1250/200	DATE: 30/03/20	
JOB NO: 3562	DRAWING NO: PP - LP01	REV: -	



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

Fife Council have approved plans 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

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 ²	ft ²
Basement Floor	55.15	594
Ground Floor	55.15	594
First Floor	55.15	594
Attic Floor	43.68	470
TOTAL	209.13	2,252

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
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Shepherd Chartered Surveyors
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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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