

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

FORMER RESTAURANT/PUBLIC HOUSE
PREMISES WITH OWNER'S
ACCOMMODATION

PLANNING PERMISSION APPROVED IN
PRINCIPLE FOR CONVERSION TO A
SINGLE DWELLING

PROMINENT LOCATION WITHIN FIFE
VILLAGE

OFFERS OVER £395,000



VIDEO TOUR



WHAT 3 WORDS



THE DAIRSIE INN, 45 MAIN STREET, DAIRSIE, KY15 4SR

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Location

THE DAIRSIE INN, 45 MAIN STREET, DAIRSIE, KY15 4SR



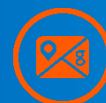
LOCATION

Dairsie is a small village located on the main A91 road between Cupar and St Andrews.

The Village is located approximately 4 km east of Cupar and approximately 10 km west of St Andrews within Fife.

The subjects are prominently located on the southmost side of Main Street close to its junction with Station Road within the centre of the village.

Surrounding properties are predominantly of a residential nature and the subjects have frontage to the A91 which links Cupar, St Andrews and Dundee.



FIND ON GOOGLE MAPS



Description

THE DAIRSIE INN, 45 MAIN STREET, DAIRSIE, KY15 4SR



DESCRIPTION

The subjects comprise an end terraced two storey building which formerly comprised two dwellings and was combined and extended to create the Dairsie Inn with associated owner's accommodation.

The main walls are of solid stone and brick construction roughcast and painted externally. The roofs over are pitched and laid in slates and concrete tiles.

The accommodation comprises public and lounge bar areas with associated toilet and kitchen facilities at ground floor. In addition, there is a conservatory extension to the rear. The first floor comprises owner's accommodation accessed via an internal stairwell.

Externally there is car parking, garage and garden ground, The subjects have approved planning permission in principle for conversion to a single dwelling.

	m ²	ft ²
Ground Floor		
Public Bar, Dining Room, Conservatory, Kitchen, Storage and Toilet Facilities	213	2,290
First Floor		
Owners Accommodation, 3 Bedrooms, Livingroom, Kitchen and Shower Room	91	980
TOTAL	304	3,270

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

Description

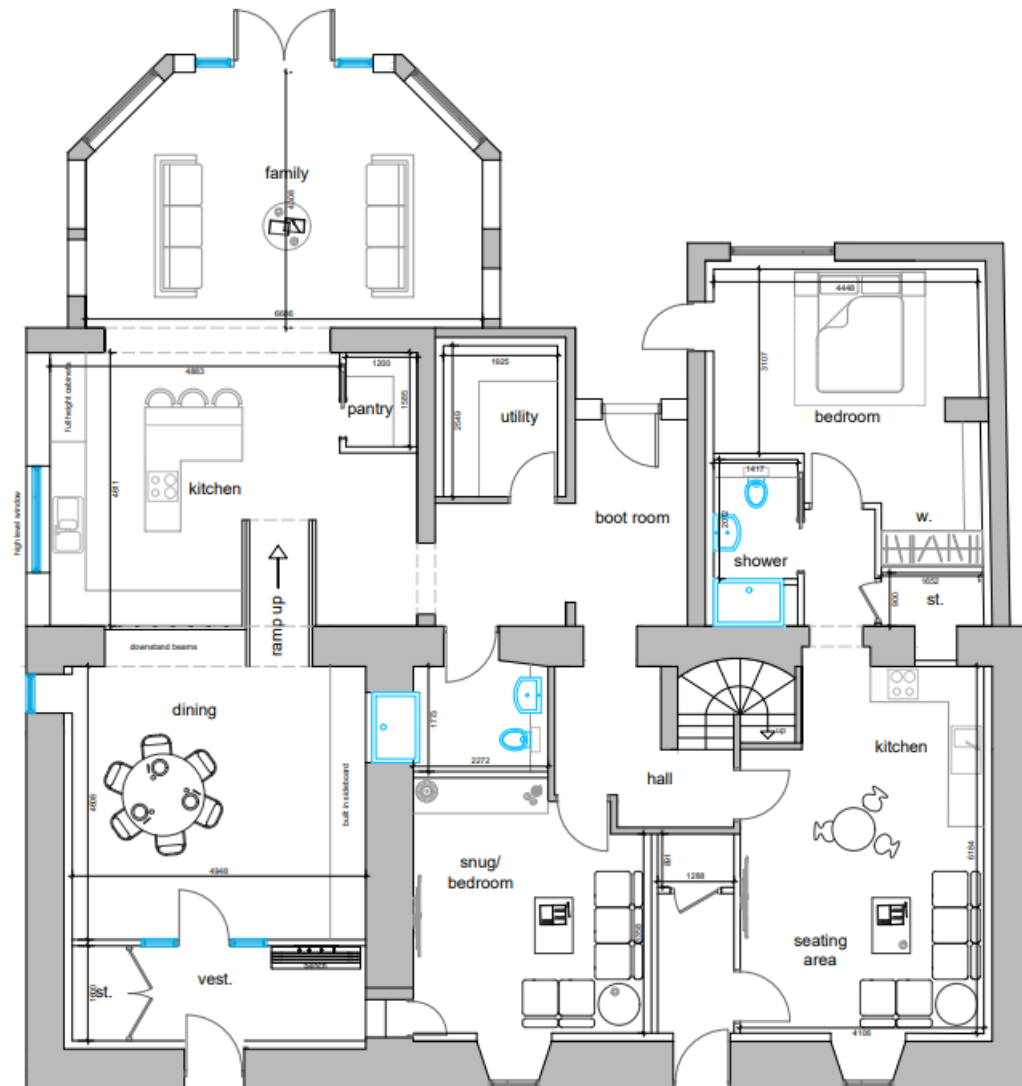
THE DAIRISE INN, 45 MAIN STREET, DAIRSIE, KY15 4SR





Proposed Ground Floor Plan

THE DAIRISE INN, 45 MAIN STREET, DAIRSIE, KY15 4SR



PROPOSED GROUND FLOOR PLAN

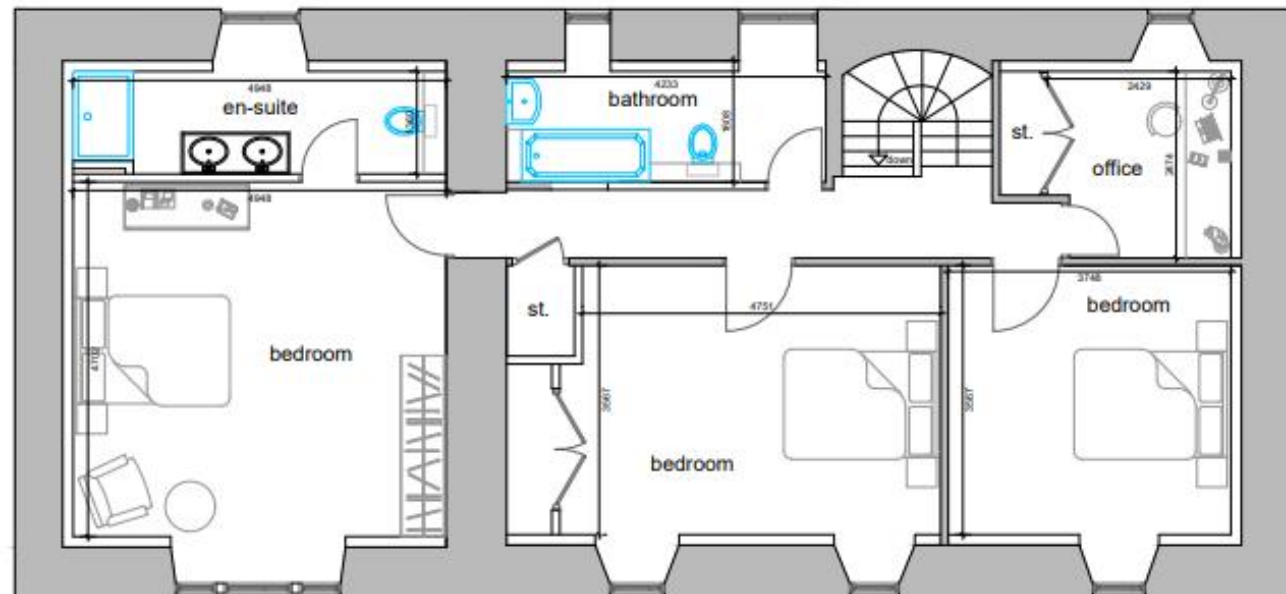


INDEX	INT.	DATE	DESCRIPTION
THIS DRAWING HAS BEEN PREPARED TO OBTAIN STATUTORY LOCAL AUTHORITY CONSENT. ALL SIZES TO BE CONFIRMED ON SITE PRIOR TO COMMENCING WORK. DO NOT SCALE FOR CONSTRUCTION PURPOSES.			
 A.S. ASSOCIATES Town Planning and Architecture E: INFO@ASASSOCIATES.LTD.CO.UK T: 01337 840088 A: 154 HIGH STREET, NEWBURGH, KY14 6DZ			
PROJECT: Fraser Dairise Inn 45 Main street Dairise, KY15 4SR			
TITLE: Proposed Plans			
STAGE: PLANNING			
A1			
DRAWN BY: CP	SCALE(S): 1:50	DATE: 20/06/20	



Proposed First Floor Plan

THE DAIRISE INN, 45 MAIN STREET, DAIRSIE, KY15 4SR



PROPOSED FIRST FLOOR PLAN

1:50



PRICE

Our client is inviting offers in excess of £395,000 for their heritable interest.

RATEABLE VALUE

The subjects have been assessed for rating purposes and have been entered in the valuation roll at:

Rateable Value: £8,650

The unified business rate for 2026/2027 is 48.1p.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear their own legal costs in connection with this transaction.

PLANNING

The subjects have approved planning permission in principle for conversion to a single dwelling.

Further information can be found under reference number - 26/01408/FULL

All interested parties should make their own enquiries to Fife Council Planning Department.

Get in Touch

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



Jonathan Reid

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Shepherd Chartered Surveyors

13 Albert Square Dundee DD1 1XA

t: 01382 878005



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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