

# INVESTMENT AND DEVELOPMENT FOR SALE

## RARE ACQUISITION OPPORTUNITY

LBTT SAVINGS IF ACQUIRED AS A  
SINGLE PORTFOLIO

PROPERTIES ACROSS  
PROMINENT TOURIST TOWN OF  
ST ANDREWS

SALE OF DEVELOPMENT  
OPPORTUNITY AT 10/12 ARGYLE  
STREET CONSIDERED IN  
ISOLATION.

APPROX ANNUAL RENTAL  
INCOME OF £220,000

OFFERS IN THE REGION  
OF £3.5 MILLION



VIDEO TOUR



WHAT 3 WORDS

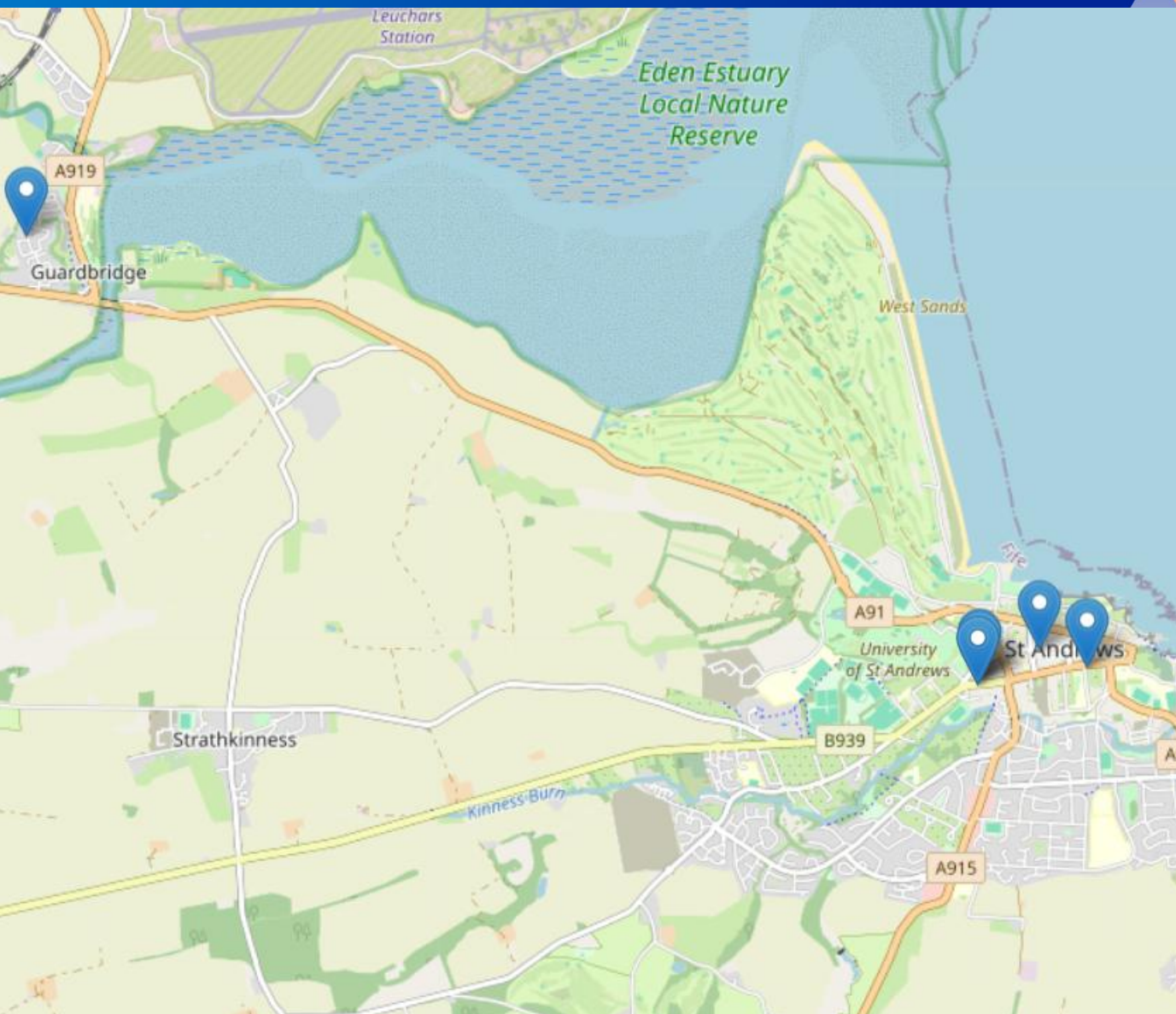


## INVESTMENT PORTFOLIO ST ANDREWS

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## LOCATION

The university town of St Andrews is situated on the north east coast of Fife approximately 25 km (15 miles) south of Dundee, 56 km (35 miles) east of Perth and circa 80 km (50 miles) north east of Edinburgh.

The town has a resident population of some 18,800 persons which is boosted by an influx of approximately 10,300 students during term time.

Additionally, St Andrews is known throughout the world as the Home of Golf and is an important historic town which ensures a healthy flow of tourists all year long.

The investment properties are strategically positioned across key locations within the town within walking distance of the bus station and ideal for the student letting market.

- **10 Argyle Street, St Andrews**
- **12 Argyle Street, St Andrews**
- **18 Argyle Street, St Andrews**
- **62 South Street, St Andrews**
- **42 Market Street, St Andrews**
- **96 Seggie Drive, Guardbridge**

These addresses span both town centre and new build residential area, offering a diverse and attractive portfolio for potential investors.





# 10 & 12 Argyle Street

INVESTMENT PORTFOLIO ST ANDREWS



## THE PROPERTY

10 and 12 Argyle Street feature two three-bedroom flats contained within a 3-storey property.

There is planning permission for the conversion of the property into 3 flats including a 2.5 storey extension. Further information is available on Fife Council planning portal under ref 24/02955/FULL.

In addition, there is a large garden to the rear which offers scope for further development. Architect plans are available showing this.

Both properties combined generate a monthly income of £4,800.





# 18 Argyle Street

INVESTMENT PORTFOLIO ST ANDREWS



## THE PROPERTY

18 Argyle Street comprises a 3-bedroom 2<sup>nd</sup> floor HMO property. It is contained within a traditional stone building .

The building features characteristic period architecture, contributing to the surrounding area.

The property lies on a well-established residential street, conveniently close to local amenities, shops, university buildings and public transport links.

On-street and off-street parking is also available nearby.

The property currently generates a monthly income of £2,350





# 62 South Street

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## THE PROPERTY

62 South Street comprises a 5-bedroom 2<sup>nd</sup> floor and attic HMO property. It is contained within a traditional stone building which dates from the late 18<sup>th</sup> century and is Category 'B' Listed.

The property occupies a highly desirable position on one of St Andrews' principal central streets, surrounded by historic architecture and close to shops, cafes, the university and local services.

The property currently generates a monthly income of £4,200.





## THE PROPERTY

42 Market Street is a 7-bedroom HMO-licensed property forming part of a traditional stone-built terrace in the heart of St Andrews. The building is arranged over two storeys with an attic and reflects the architectural style typical of the historic town centre. Its position on Market Street places it a short walk from the university, independent retailers, cafes and local amenities. The property currently generates a monthly income of £5,500



## THE PROPERTY

96 Seggie Drive comprises a modern detached 4-bedroom house built by Persimmon. Located in the nearby village of Guardbridge, only a short distance from St Andrews. The property offers contemporary accommodation in a popular residential area, well suited to families and professionals seeking strong transport links to St Andrews, Leuchars and Dundee.

The house features a modern brick-and-render exterior, pitched roofing, an integrated garage, private driveway, and a well-kept front garden. The property currently generates a monthly income of £1,600.



### PRICE

Our client is seeking offers in the region of £3.5 million for their entire portfolio.

Sale of individual property offers will also be considered.

Significant LBTT savings can be achieved if the portfolio is purchased as a whole

### PLANNING

There has been approved planning at 10/12 Argyle Street for the sub-division of two flatted dwellings to three flatted dwellings with 2.5 storey extension.

There are further architect drawings for an additional 2 x 2-bedroom flats in the garden.

Further information is available within the Fife Council Planning Portal under reference [24/02955/FULL](#)

### VAT

All prices are quoted exclusive of VAT

### LEASE TERMS

ADDRESS	PROPERTY TYPE	RENT PER MONTH
62 South Street, St Andrews	Top Floor Flat	£4,200
18 Argyle Street, St Andrews	Top Floor Flat	£2,350
12 Argyle Street, St Andrews	3 Bed Flat	£2,400
10 Argyle Street, St Andrews	3 Bed Flat	£2,400
42 Market Street, St Andrews	7 Bed House	£5,500
96 Seggie Drive, Guardbridge	4 Bed House	£1,600
<b>TOTAL</b>	<b>£220,000 P/A</b>	

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### LEGAL COSTS

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

### Get in Touch

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



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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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