

FOR SALE

DEVELOPMENT/ CONVERSION OPPORTUNITY

PREVIOUS PLANNING IN PRINCIPLE
FOR 6 DWELLINGHOUSES AND 12
FLATTED UNITS

TOWN CENTRE LOCATION

COMBINATION OF NEW BUILD AND
CONVERSION

OFFERS IN THE REGION OF
£250,000



VIDEO TOUR



WHAT 3 WORDS



15 MILLGATE, CUPAR, KY15 5EG

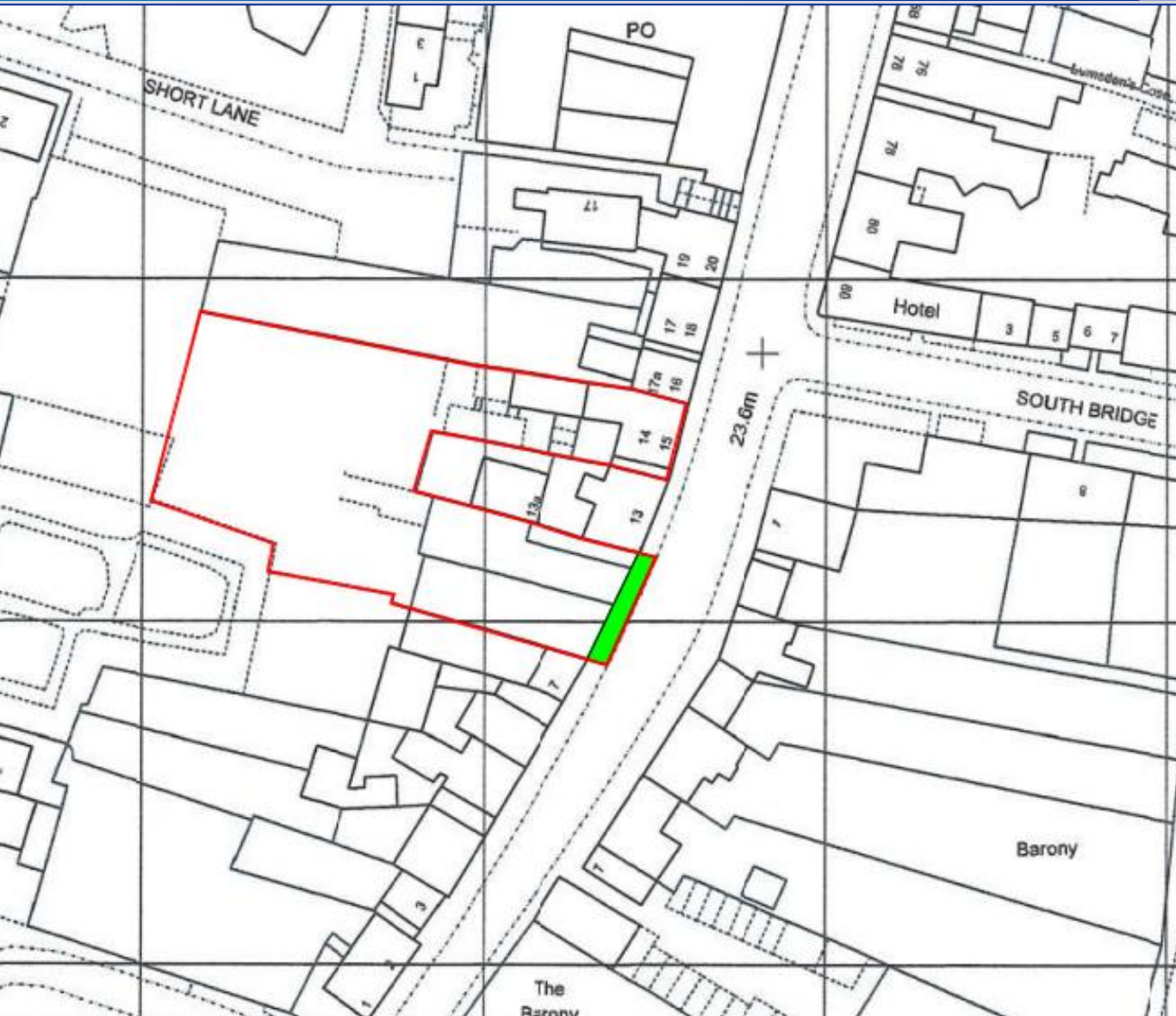
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Location

15 MILLGATE, CUPAR, KY15 5EG



Location

Cupar which has a population of some 8,500 persons (Source: Fife Council) is one of the principal towns within Fife and is positioned approximately 16 kilometres (10 miles) west of St Andrews, 24 kilometres (15 miles) south east of Dundee and 70 kilometres (44 miles) northwest of Edinburgh.

Cupar is historically a market town and is occupied by several local and national businesses.

The town sits on the A91 trunk road which links Stirling and St Andrews and benefits from access to the main east coast national rail network linking London and Aberdeen.

The town is home to two primary schools and one secondary school as well as Elmwood College.

The subjects are prominently located within Cupar Town Centre on Millgate directly opposite Southbridge in a mixed residential/commercial area.



FIND ON GOOGLE MAPS

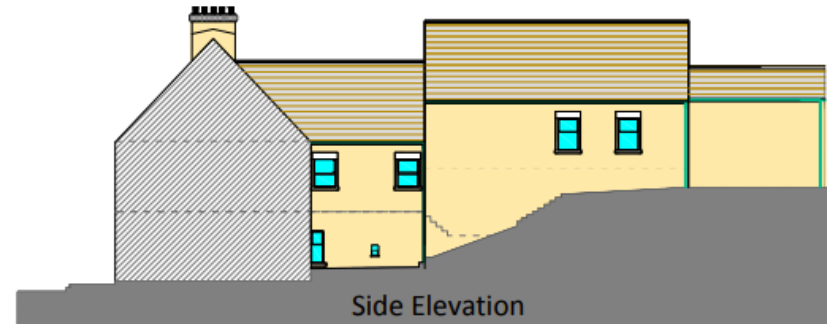


Proposed Plans

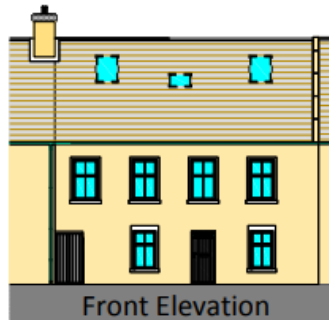
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Side Elevation



Side Elevation



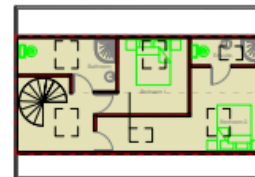
Front Elevation



Rear Elevation



Second Floor Plan.



Upper First Floor Plan.



Upper Second Floor Plan.



First Floor Plan.



Ground Floor Plan.

* Drawing demonstrates a material change of use from former School to provide 6 no. apartments within the fabric of the existing building with only internal alterations to the main school building.

COU contains only minor alterations to existing elevations and replacement of the mono pitch roof on the WC block with an apex roof and window openings.

COU approval will result in the reuse and regeneration of a former redundant heritage building in the heart of Cupar Town Centre and secure its future upkeep for generations to come.

ACCOMMODATION.

Apartment:	Size (sq.m):	No. of Bed:
1.	68.4	1.
2.	56	1.
3.	77.9	1.
4.	114	2.
5.	66.6	1.
6.	134.5	2.
Total:	517.40	8

Key:

- Existing Built Fabric Retained.
- Proposed Block / Brick Built Wall.
- Extent of Apartment.









Lee Kennedy PLANNING Planning & Development Consultants 2 Templewood Park, Maydown, L. Derry		PROPOSED FLOOR COU to Apartments at Millgate, Cupar.		PROJECT NUMBER 15 Ken 2.
Lee Kennedy lee.kennedyplanning.com Lee.kennedy@btinternet.com 07958120557		CLIENT Mr C Kennedy.		
PROPOSED FLOOR & ELEVATION PLANS.				
SCALE 1/200	NUMBER 1011	DATE DEC 15.	DESIGNED BY LEE	CHECKED BY LEE

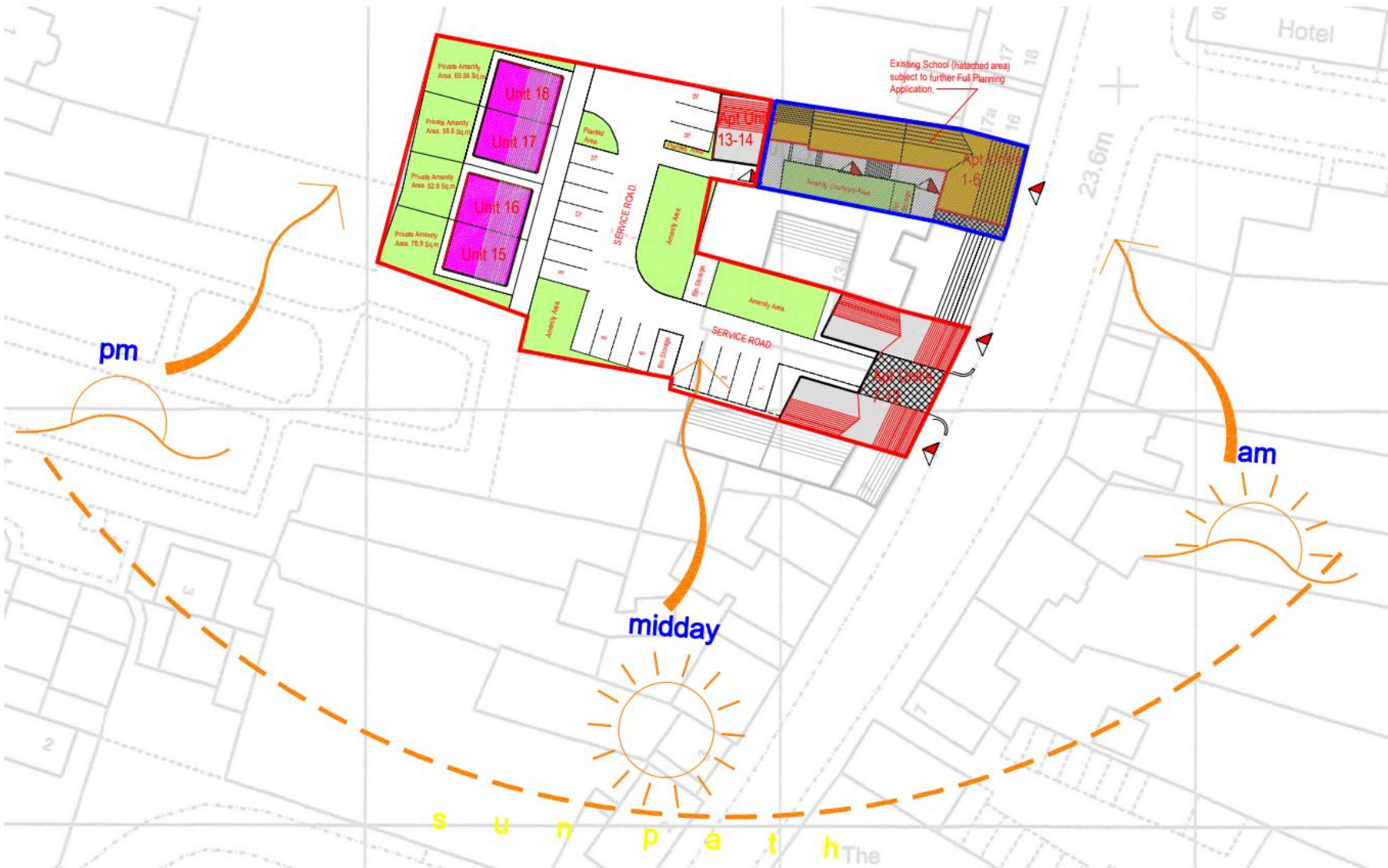


Proposed Plans

15 MILLGATE, CUPAR, KY15 5EG

ILLUSTRATIVE DRAWING FOR PLANNING PURPOSES ONLY

-  Conversion of School to 6 Apartments
-  Proposed Apartments.
-  4 No. Retirement Bungalows.
-  Amenity Area.
-  Retirement Bungalows.
-  Car Parking Area.
-  Application Site.
-  Land Under Applicants Control.





Description

15 MILLGATE, CUPAR, KY15 5EG



Description

The subjects comprise the substantial former St Columba's School building together with an adjoining area of land, offering an excellent conversion and development opportunity

This prominent site was originally proposed for 18 residential units, comprising 6 flats within the former school building and 12 additional homes within the surrounding grounds. While outline planning permission for the 12 new-build units has now expired, the principle of development has previously been established.

The conversion of the school building will require a full planning application for change of use, and any future proposals will be subject to planning consent.

This represents a real opportunity to develop high-quality residential property within an established and desirable setting.



Price

Our client is inviting offers in the region of £250,000 for their heritable interest.

Planning

The original proposal comprised 18 residential units: six flats within the former St Columba's School building and twelve new-build homes within the surrounding grounds. While outline planning permission for the twelve new-build units has now expired, the principle of development has previously been established.

The conversion of the school building will require a full planning application for change of use. Those of serious interest with regards to planning should contact Fife Council.

Rateable Value

The premises have been assessed for rating purposes and are entered in the Valuation Roll for the current year at:

Net and Rateable Value: £3,700

The Unified Business Rate for the financial year 2025/2026 is 49.8 pence exclusive of water and sewerage.

J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. PUBLICATION DATE NOVEMBER 2025

VAT

Unless otherwise stated, all prices quoted are exclusive of VAT

Legal Costs

Each party to bear their own legal costs in connection with the transaction of the property.



Get in Touch

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



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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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