



**FOR SALE**

**ENTIRE BUILDING IN  
CENTRE OF  
AUCHTERMUCHTY**

**POTENTIAL 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**

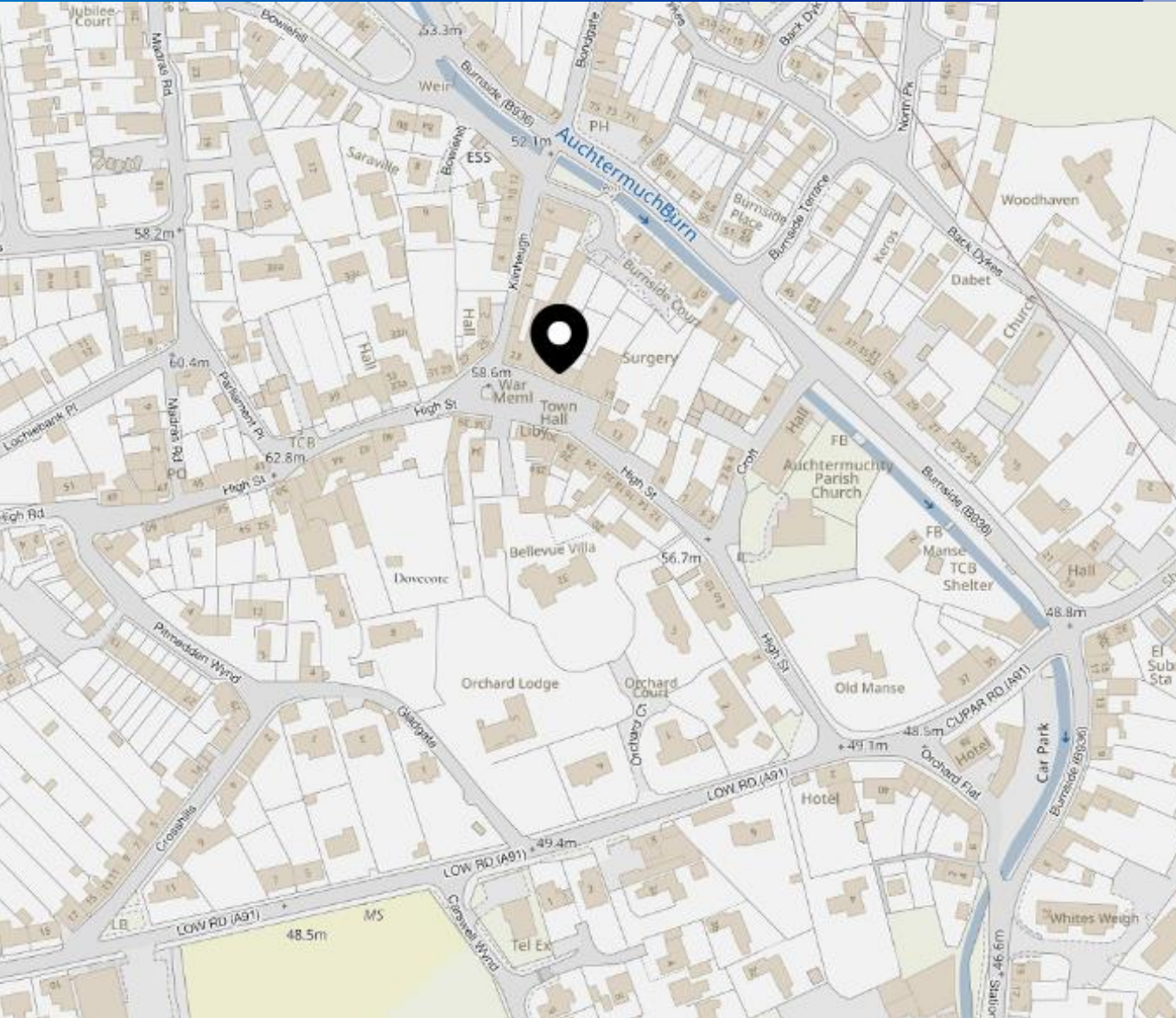
**CONTACT: Jonathan Reid – [j.reid@shepherd.co.uk](mailto:j.reid@shepherd.co.uk) | 01382 878005 [shepherd.co.uk](http://shepherd.co.uk)**





# Location

19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP



## Location

Fife is a coastal area of Scotland situated between the Firth of Tay and the Firth of Forth with inland boundaries to Perth and Kinross and Clackmannanshire. Fife has the third largest local authority area by population with a resident population of just under 360,000 and is dominated by the 3 principal towns of Dunfermline, Kirkcaldy and Glenrothes.

Auchtermuchty is a small town within the district of Fife positioned approximately 9 miles north of Glenrothes and with a resident population in the region of 2,000.

The town is situated within a rural location providing a small range of commercial businesses however most people of working age travel outwith the town for employment.

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.

Potential Development/Conversion Opportunity



FIND ON GOOGLE MAPS



# Description

19 HIGH STREET, AUCHTERMUCHTY, KY14 7AP



## Location

The subjects comprise a Category 'C' Listed property understood to date from the 18<sup>th</sup> century.

They comprise a mid-terraced two storey, attic and basement property of stone construction with pitched slate roof over.

The accommodation was formerly in retail use but would now suit conversion to residential.

The subjects are accessed via a timber glazed pedestrian door to the front elevation and comprise a traditional retail area with timber single glazed window frontage and timber steps providing access to the upper floors and the basement.

The basement provides storage and toilet accommodation with pedestrian access door to ground at the rear.

The first-floor accommodation comprises two individual rooms while further timber steps provide access to an attic storage area also with two individual rooms.

Externally there is a large area of sloping ground to the rear of the property offering further development potential. This is enclosed by a stone boundary wall with the boundary reaching Burnside Court. Pedestrian access to this area is via a shared common access from the High Street.



## Planning

All interested parties should make their own enquiries to Fife Council planning department.

## Price

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

## Rateable Value

£5,000

## 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).

## Energy Performance Certificate

Awaiting further details.

## VAT

All figures are quoted exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs.

## 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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