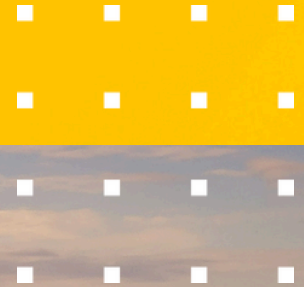


Land at Kinaldy Farm

ST ANDREWS, KY16 8NA

Residential Development Opportunity to purchase site with detailed planning consent for 5 homes.



Land at Kinaldy Farm

St Andrews, KY16 8NA



LOCATION

The site is located at Kinaldy Farm, approximately 4.7 miles south of St Andrews. The surrounding area is arable farming with areas of woodland throughout. Kinaldy Farm offers the opportunity to live in a beautiful, rural setting, but with close proximity to a wealth of amenities.

The A915 road lies c. 1.4 miles west of the site and connects St Andrews to Kirkcaldy and onwards travel to Edinburgh. St Andrews is renowned worldwide as The Home of Golf, and the site is in close proximity to a number of highly regarded golf courses, including the Old Course (c. 4.8 miles), which will host the Open Championship again in 2027. Other notable golf courses include The Duke's Course (c. 6 miles), two courses at Fairmont St Andrews (c. 6.4 miles), and Kingsbarns (c. 8 miles). St Andrews boasts Scotland's oldest university, founded in 1413 and regularly ranked among the best in the world. St Andrews has a good range of independent shops, cafes, pubs, hotels, restaurants and supermarkets, a cinema and the Byre Theatre.

The site also provides an excellent jumping off point to explore the East Neuk of Fife, with its stunning coastline, charming fishing villages, picturesque harbours and sandy beaches.

LOCATION

Leuchars train station is approximately 9.9 miles north-west of the site and is on the east coast main line with trains north to Aberdeen (journey time c. 1.5 hours), south to Edinburgh (journey time c. 1 hour) and onwards to London (journey time c. 5.5 hours). Edinburgh International airport is around 47.3 miles away.

Acorn Day Nursery is a private nursery for children aged six weeks to school age and is immediately adjacent to the site. The site is in the catchment area for Kingsbarns Primary School (c. 7.1 miles away) and Greyfriars Roman Catholic Primary School (c. 3.9 miles). Secondary School education is provided at Madras College (c. 6 miles). St Leonards School is a highly-regarded co-educational private boarding and day school for pupils aged 4-19 and is approximately 4.2 miles from the site.



DESCRIPTION

The site extends to approximately 0.79 acres and currently consists of a large farm shed and adjacent yard. The large shed is of portal frame with part brick walls/part metal cladding and corrugated roofing. It is open on its south side and there is a large yard area to the west of the shed.

The shed and yard are the only remaining agricultural uses at the farm. Immediately to the south of the site is the Acorn Day Nursery and Steadings which have been converted to form residential dwellings. The rest of the site is bounded by agricultural land.

The site is accessed by a private road.

SELLERS WORKS

The Seller will demolish the existing shed including the removal of any asbestos, and clear the site.

Vacant possession of the site with demolition works complete is anticipated by June 2026.



PLANNING & DEVELOPMENT PROPOSALS

The site has detailed planning permission for five residential dwellings (Ref:25/02044/ARC). The five plots will be accessed by the existing private road. Each plot has at least two car-parking spaces, with the two larger plots having three car-parking spaces. Each plot also has private garden space. The proposed houses are for five detached houses, and consists of two 4-bedroom house, one and three quarter storey, and three 3-bedroom houses, one and a half storey.

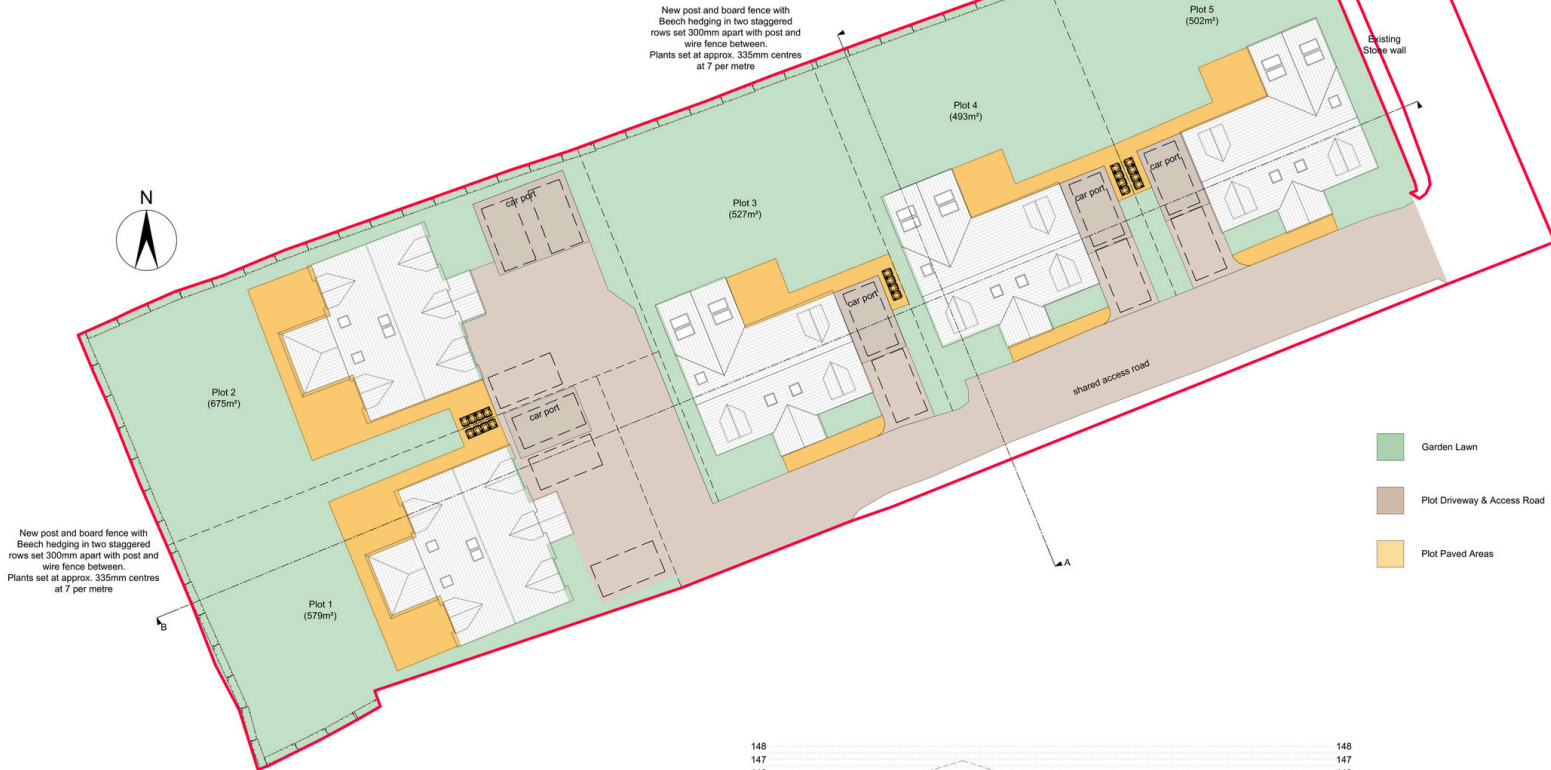
Mains electricity infrastructure runs through the site, offering clear potential for connection, subject to the necessary consents and works.

Scottish Water has carried out a capacity review and has confirmed there is sufficient capacity to service the development.

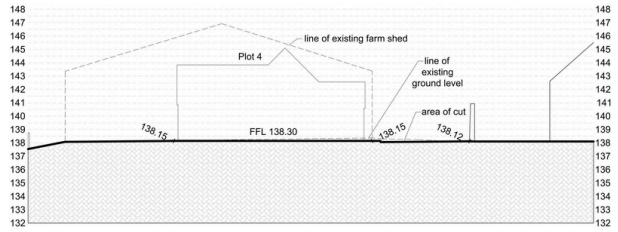
Each plot will have a private septic tank for foul water drainage.

Plot	No. Bedrooms	NIA (sq ft)
1	4	2,217
2	4	2,217
3	3	1,729
4	3	1,729
5	3	1,729

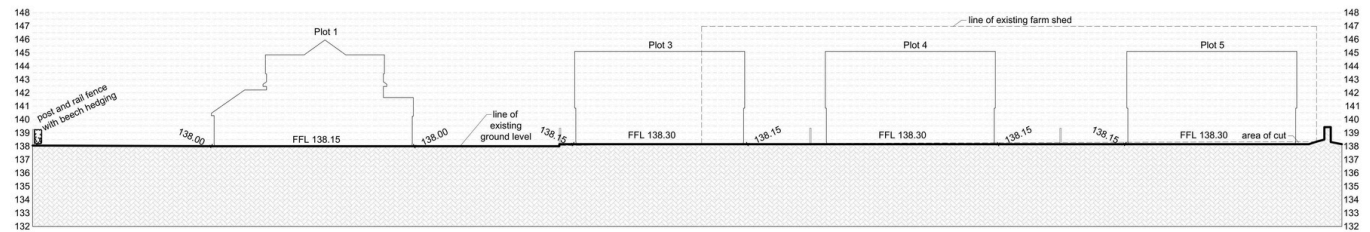
Proposed Plans:



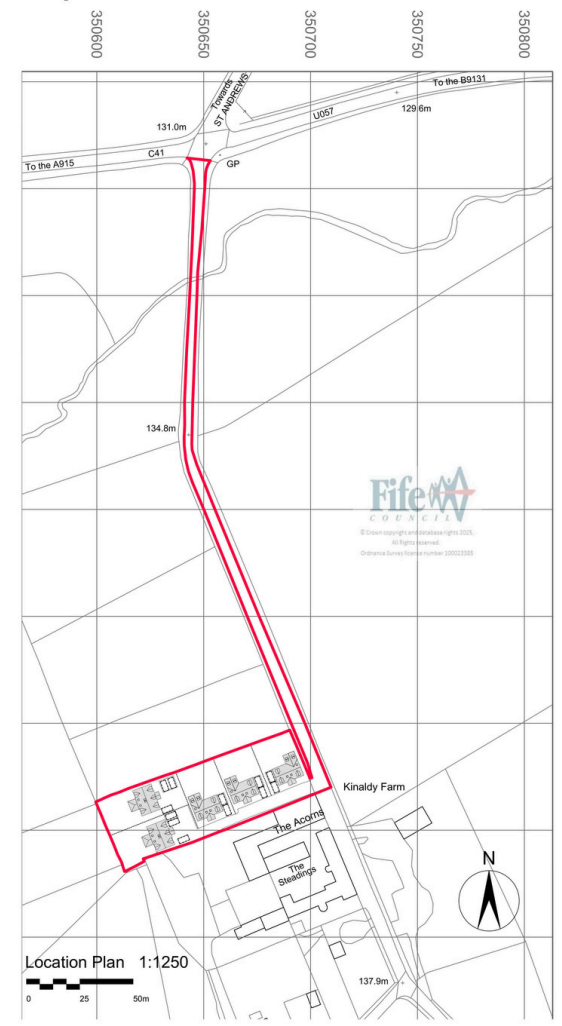
Site Plan 1:200



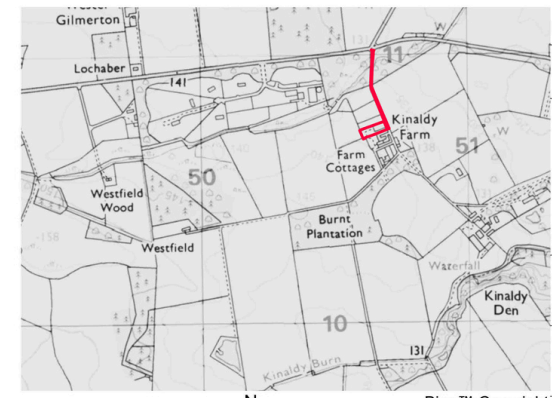
Proposed Site Section A-A 1:200



Proposed Site Section B-B 1:200



Location Plan 1:1250



Locating Plan 1:10000

Copyright number added to location
A RM 25.08.25 plan
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E: INFO@ASASSOCIATESLTD.CO.UK
T: 01337 840088
A: 154 HIGH STREET, NEWBURGH, KY14 6DZ
PROJECT:
Kinaldy,
St Andrews,
KY16 8NA

TITLE:
Site Plan and Sections

STAGE: PLANNING	SCALE(S): 1:200	DATE: 11/12/24
DRAWN BY: GP	DRAWING NO: PP-SP01	REV: A
JOB NO: 3426		



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St Andrews, KY16 8NA

METHOD OF SALE

The Heritable Interest (Freehold) of the property is offered for sale. Parties should note interest with Savills in the first instance in order to be kept informed of any updates and to receive any further information. The owner reserves the right to sell the property without reference to any other party.

VAT

The site is not elected for VAT.

GUIDE PRICE

We are seeking offers in excess of £550,000

FURTHER INFORMATION

A suite of technical information is available from the selling agents via the data room.

CONTACT

For further information please contact:

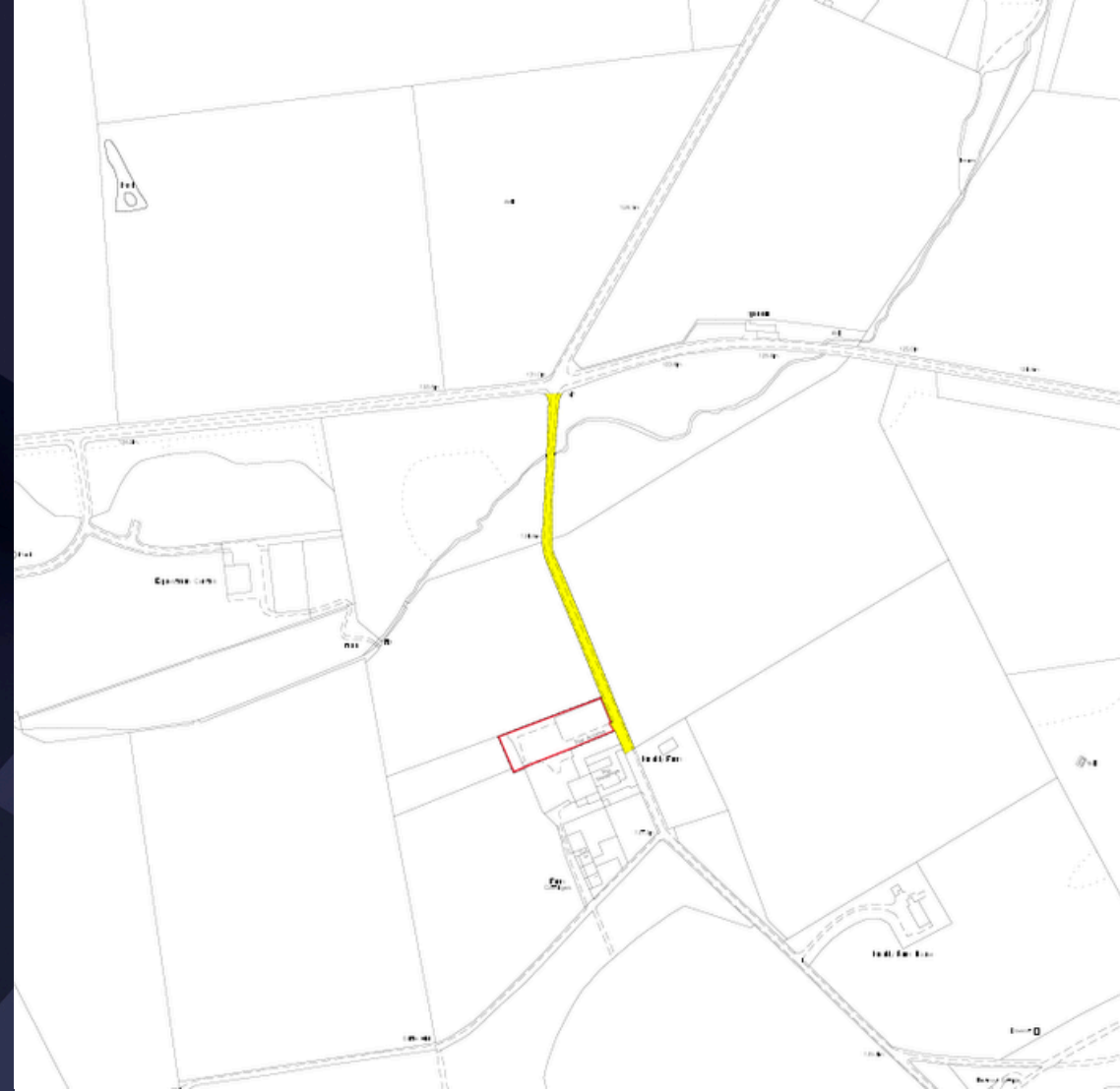


Sarah Anderson

sarah.anderson@savills.com
+44 (0) 7890 663 391

Esther Parmiter

esther.parmiter@savills.com
+44(0)7811 596 549



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