

Kings Park

RADERNIE, CUPAR, FIFE, KY15 5LN



Large two-acre plot with planning in principle for five detached houses, with fantastic views over the countryside



01333 400 400



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer to the market this generously sized building plot, which will appeal to self-builders and developers. The plot enjoys a charming, semi-rural location, yet is conveniently placed just on the outskirts of Cupar and approximately six miles south of St Andrews.

THE PLOT



The plot is two acres of land and has a fence outlining the perimeter. It has planning in principle for five detached homes and would appeal to a self-build or developer to build on. The plot could be utilised to offer sizeable properties with ample garden grounds surrounding it.



This is an excellent opportunity for a small developer or self-builder looking to build their own bespoke design property, in a substantial building plot.

The description of properties on the website does not form part of any offer, and all statements and photographs are for illustrative purposes only and not guaranteed. Buyers must satisfy themselves with the accuracy and authenticity of each property listed.



THE TITLE PLAN & MAP



THE LOCATION

Radernie is a small rural Hamlet in East Fife, sitting in the countryside between Cupar and St Andrews. The old market town of Cupar lies in the heart of the fertile Howe of Fife. A former royal burgh, Cupar is located alongside the small River Eden and surrounded by gentle hills. Once a bustling market centre, today, this picturesque town has retained much of its character. The town boasts a number of fine historic buildings, including the 17th-century Preston Lodge, Chancellor's House, the Corn Exchange, the Old Parish Church and the Mercat Cross, which dates from 1683.





Cupar is a great place for the commuter who wishes to spend weekends on the bike or the hills and have the convenience of being able to walk to the train station to travel North or South. The Town is Excellent too for families with great schooling in the area and always something to do with the kids at the weekend or holidays. Make time to visit the Hill of Tarvit, an Edwardian mansion 2 miles south of the town that was remodelled by Sir Robert Lorimer, or visit Cairnie Maze or the Scottish Deer Centre and other local attractions. Private schools in the area include St Leonards in St Andrews, Dundee High School and Strathallan, Kilgraston and Glenalmond in Perthshire, Bell Baxter in Cupar, and Madras College in St Andrews are good state schools.

Cupar is an active town with a supermarket, railway station and a good range of shops situated approximately 10 miles west of St Andrews.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 01333 400 400

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Text and description
JAY STEIN
Area Sales Manager



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Photographer



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GRANT LAWRENCE
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