

St Andrews Office
St Leonards Lodge
Abbey Walk
St Andrews KY16 9LB



Tel: 01334 800004
E: standrews@alliedsurveyorsscotland.com

Mrs Nicola Steel
3B Easter Kincapple Farm Cottage
St Andrews
KY16 9SG

Our Ref: NF/BL/J3611

27th June 2023

Dear Madam,

Small Self Administration Pension Scheme

Description:

The subjects comprise a former garden ground with Planning Permission to erect detached lodge with off-street parking.

Location:

The subjects are adjacent to Number 3 Cottages, Kincapple, and form part of former garden ground which has been split into Two Titles, with Planning Permission to erect a two bedroom log cabin with off-street parking. East Kincapple is located close to St Andrews, where nearest facilities/amenities are available.

Accommodation will Comprise:

Ground Floor: Entrance Hall, Open Plan Living/Kitchen/Dining Area, Master Bedroom with En-Suite Shower Room, Double Bedroom, Main Bathroom and Decked Area.

The gross internal floor area will extend to approximately 74m² or thereby.

Report Note:

At the time of valuation there was drainage carried out to the site, but no other services had been installed.

Allied Surveyors Scotland PLC
Company No: SC180267. Registered Office: Herbert House,
24 Herbert Street, Glasgow G20 6NB



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We understand Planning Permission has been granted as at 31st January 2023 for the proposed development.

Valuation:

We are of the opinion that the current valuation of the site with Planning Permission obtained would lie in the region of £37,000 (Thirty Seven Thousand Pounds Sterling).

We are of the opinion that the current rental achievable for bare ground would lie in the region of £500.00 (Five Hundred Pounds Sterling) per year.

We trust this meets your requirements.

Yours sincerely,

Nigel Forrest, MRICS
Allied Surveyor Scotland

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