

# Hotel Development Site

Abbey Walk, St Andrews, Fife KY16 9LB



## Viewing

Given the current state of the building, under no circumstances should any interested party access the building for viewing purposes. For an appointment to view, please contact the agent.

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- Unique development opportunity
- Situated in the centre of St Andrews
- 1.9 acre site in St Leonards
- Grade B Listed property, currently derelict
- Potential for 80-bedroom hotel (STPP)
- Part of a major regeneration project

On the instructions of



## Freehold Offers invited

Edinburgh Ref: 52/44756

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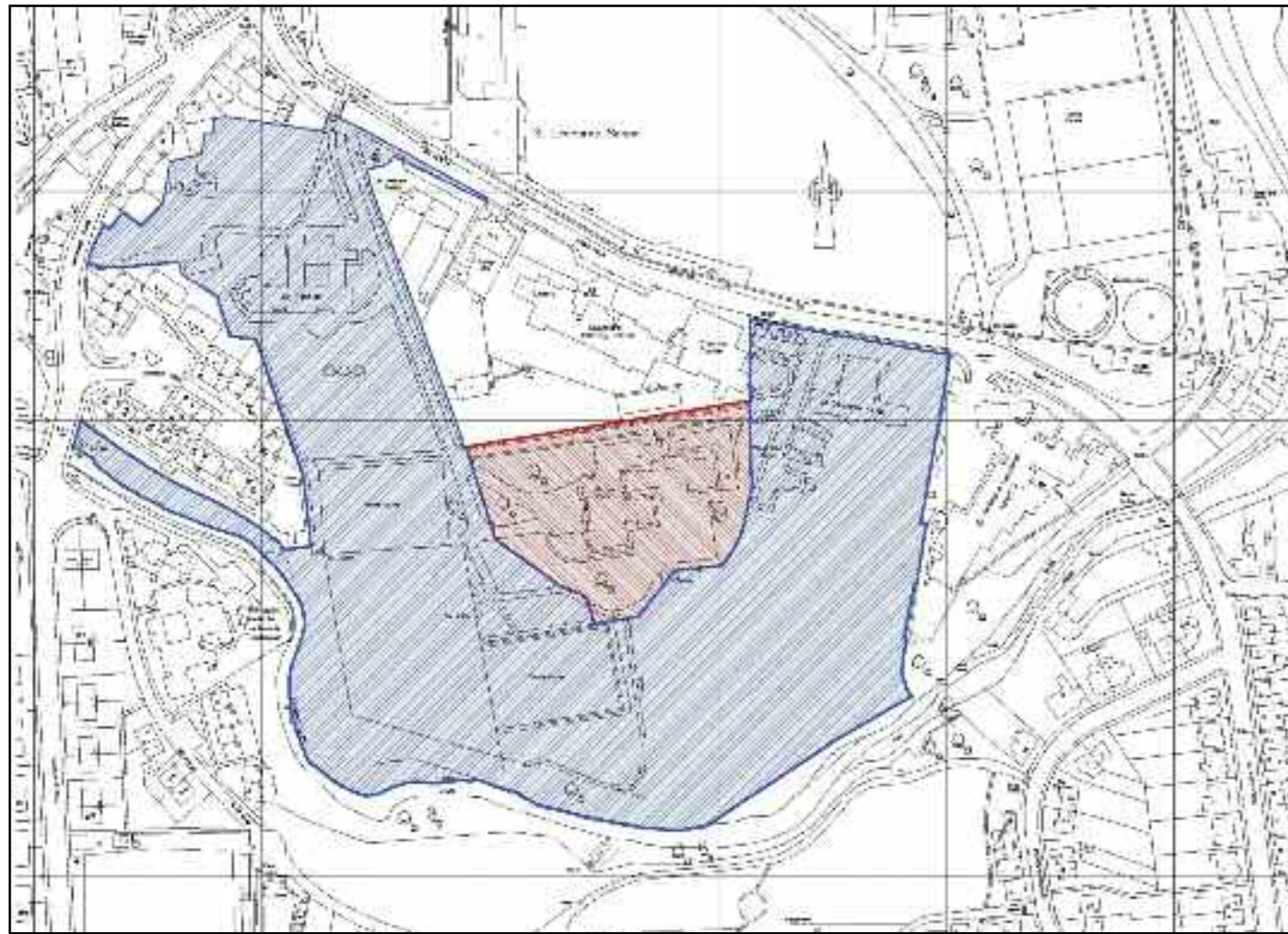
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Re-order No. 117723/04/10



## Description

The property was previously Abbey Park House and occupies an area of 1.98 acres. It was originally used for accommodation for students at St Leonard's School.

The Grade "B" Listed property is centrally situated in St Leonard's fields and is accessed off Abbey Walk, to the rear of Greyfriars Primary School.

Abbey Park House was built in the late 18th or early 19th Century and is a two-storey stone-built property with basement. With the addition of a new wing, the site could offer 35,000 sq ft (net) of space which could accommodate an 80-bedroom hotel with up to 149 car parking spaces for a new hotel development.

The site, as well as the neighbouring former St Andrews memorial hospital site, has been designated within the finalised St Andrews and East Fife Local Plan as an area of mixed use. This will comprise 1,000 sq ft of high-quality office accommodation, private residential dwellings, affordable housing, a hotel and community facilities.

### Planning status

The site is identified within the finalised St Andrews and East Neuk Local Plan for development purposes. No planning consents have been progressed or applied for, however our clients have submitted a Master Plan for Council approval which will then permit detailed planning applications to be submitted and progressed in line with the approved Master Plan. The Council have confirmed that they are extremely keen to assist in the granting of planning consent for hotel use.



## Situation

This development opportunity is located in the grounds of what was part of St Leonard's School, in the centre of St Andrews. The site lies within St Andrews' outstanding conservation area close to the medieval Abbey Walk and is an ideal location, close to the town centre.

St Andrews is Scotland's oldest university town and sits in a wide bay on the northeast coast of Fife. It is however best known as the home of golf since the 1400s and the famous old course was constructed in the 1500s.

Today, it is a vibrant cosmopolitan town with a growing population and a high level of disposable income. Across the estuary of the River Eden is RAF Leuchars, home to one of the UK's best air shows as well as a busy air base. To the south of the town is the East Neuk region of Fife, home to the traditional fishing villages of Crail, Pittenweem, St Monans and Elie.

St Andrews is easily accessible from Edinburgh via the A92 and the A91, or via the A915 from Kirkcaldy.



## Demographic information

The following table shows the population distribution within a 10km radius of the subject business.

Total Population	22,797	(100%)
18 - 24	5,796	25.43%
25 - 44	5,044	22.13%
45 - 64	4,549	19.96%
Over Pensionable Age	3,741	16.41%
<b>SOCIAL CLASS DISTRIBUTION</b>		
Class A/B		24.68%
Class C1		29.71%
Class C2		11.70%
Class D/E		33.92%
<b>HOUSING ANALYSIS</b>		
Privately Owned Dwellings		59.85%
Rented Accommodation		40.15%

### Key to social class groups

- AB Professional and managerial
- C1 Intermediate and junior non-manual
- C2 Skilled manual
- DE Semi-skilled and unskilled manual, personal service workers (e.g. bar staff, waiters, hairdressers and housekeepers), state pensioners, and those on long term sickness, unemployment and supplementary benefit.



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