

1-12 & 14-16 MARINE PLACE

North Street, St Andrews, KY16 9PP

Thorntons
The right way to move
Marine Place

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Unique housing complex for sale

IN AN OUTSTANDING LOCATION IN ST ANDREWS

A rare opportunity to purchase a complete housing complex of 15 units with private gardens (some with sea views) in a prime location at the ancient heart of St Andrews. Located in a secluded, private plot between St Andrews Castle and the Cathedral, the site is only a stone's throw from Castle Beach and is within walking distance to the Old Course, university, and an outstanding range of shops and restaurants.



Features

- Unique housing complex for sale in an outstanding location in St Andrews
- Various options for refurbishment or redevelopment (subject to necessary planning consent)
- 15 Self-contained apartments consisting of x 1 studio, x 13 one-bedroom, x 1 two-bedroom
- Within easy walking distance of the Old Course, beach, university, and the bustling town centre
- Site extends to approximately 0.13 acres
- Secluded leafy setting with private front and rear gardens, and exclusive access
- Lovely outlook, with some apartments boasting sea views and others garden views
- Site for sale as a whole



Marine Place

NORTH STREET

Commanding an enviably private location in the very heart of historic St Andrews, is Marine Place - a development of 15 flats, formerly an age-exclusive housing complex established by Bield Housing & Care. Accessed from North Street and redeveloped in 1980, the former fishermen's' houses come with private gardens to the front, as well as courtyard gardens to the rear, with some apartments enjoying delightful sea views.

The site offers various development options, ranging from basic modernisation to a complete redevelopment, subject to obtaining the necessary planning permissions. Given its location and the high demand for accommodation in St Andrews, we anticipate that the site will generate a keen interest by property developers.

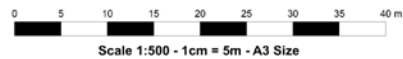




15 NORTH STREET & MARINE PLACE



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 Serial No: 292682



Ground Floor



First Floor



Unit details

1 Marine Place	2-Bedroom, first floor apartment (approx. 790 sq.feet)
2 Marine Place	1-Bedroom, ground floor apartment (approx. 452 sq.feet)
3 Marine Place	1-Bedroom, ground floor apartment (approx. 463 sq.feet)
4 Marine Place	1-Bedroom, ground floor apartment (approx. 430 sq.feet)
5 Marine Place	1-Bedroom, ground floor apartment (approx. 430 sq.feet)
6 Marine Place	1-Bedroom, first floor apartment (approx. 420 sq.feet)
7 Marine Place	1-Bedroom, first floor apartment (approx. 420 sq.feet)
8 Marine Place	1-Bedroom, ground floor apartment (approx. 430 sq.feet)
9 Marine Place	1-Bedroom, ground floor apartment (approx. 430 sq.feet)
10 Marine Place	1-Bedroom, first floor apartment (approx. 420 sq.feet)
11 Marine Place	1-Bedroom, first floor apartment (approx. 420 sq.feet)
12 Marine Place	1-Bedroom, ground floor apartment (approx. 452 sq.feet)
14 Marine Place	1-Bedroom, ground floor apartment (approx. 463 sq.feet)
15 Marine Place	1-Bedroom, first floor apartment (approx. 570 sq.feet)
16 Marine Place	Studio, first floor apartment
Other	Boiler House and Store room

Some apartments boast sea views
and others garden views





Investing in St Andrews, Scotland's international housing market

World famous as the birthplace of golf with the Old Course hosting some of the most prestigious international championships on the golfing calendar, it is no surprise that golf is one of the largest drivers of the St Andrews housing market.

However, St Andrews has for centuries been one of Scotland's prime towns due to also being the home of the oldest university in Scotland and third oldest university in Great Britain only after Oxford and Cambridge. St Andrews University, part of the Russell Group, is not only one of the top universities in the world but also boasts alumni including Prince William and Princess Catherine, the Prince and Princess of Wales.

St Andrews also has another claim to fame as one of Britain's leading holiday destinations for national and international holidaymakers. Leisure tourists are drawn to this corner of the East Neuk for its historic architecture and museums, delightful shops and restaurants, and unspoilt beaches, whilst the business tourism sector is mainly driven by the university and international corporations.

These three key elements - golf, education and tourism, have bolstered the St Andrews housing market with some properties selling well over their asking price. Recent data also shows that nearly half of the buyers are based outside of St Andrews.

Key Facts & Figures on St Andrews' Tourism

(PUBLISHED BY ST ANDREWS PARTNERSHIP)



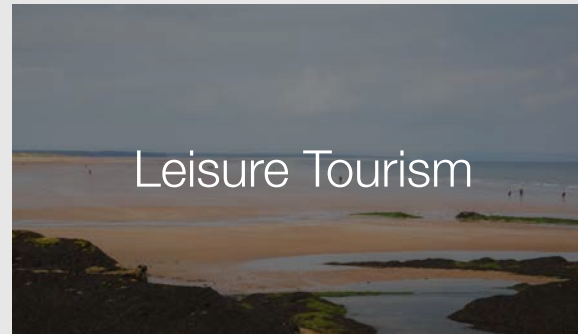
The town of St Andrews has a residential population of just under 17,000 with the university employing just under 40% of the workforce.



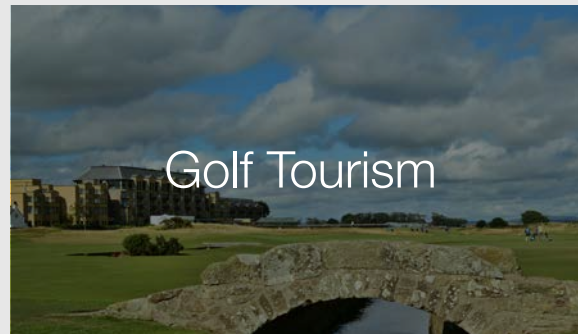
St Andrews attracts just under 700,000 visitors per year of which 59% are from Britain and the remaining 41% are international visitors.



These visitors spend just under £100,000,000 per year, of which 45% is spent on accommodation.



For leisure tourism, the key motivator according to a 2013 survey shows 33% states the beauty of the town and surroundings, 22% states shopping, 21% states the beaches, and 19% states watching or playing golf.



St Andrews Links complex, consisting of 7 courses, spans nearly 300 hectares, making it the largest public golfing complex in Europe. The St Andrews Links Trust website states that over 230,000 rounds of golf are played, with 45,000 of those played on the Old Course.

70% of golf visitors are international, with the USA making the largest visitor group, followed by Europe. The remaining 30% are from different parts of the UK.



Business tourism in St Andrews is driven by both the university and international corporations. The university's business tourism is driven by conferences mainly held over the summer, whilst international corporation conferences peak in the lower season, between October and April, making St Andrews a year-round destination for the tourism industry.

"The majority of residential conferences at the University take place in the summer period and come from both UK and international markets. Internal academics generate a significant proportion of these conferences, which can be booked up to 4 years in advance. The international conferences bring the greatest number of add-on nights and the greatest number of accompanying partners", according to Audrey Bruce, Events Manager, University of St Andrews.

Students represent over 100 nationalities, with 46% of students being international and 54% coming from other parts of the UK. Apart from the conferences held by the university, the friends and families of students also contribute, with visits throughout the year, peaking during open and graduation days.



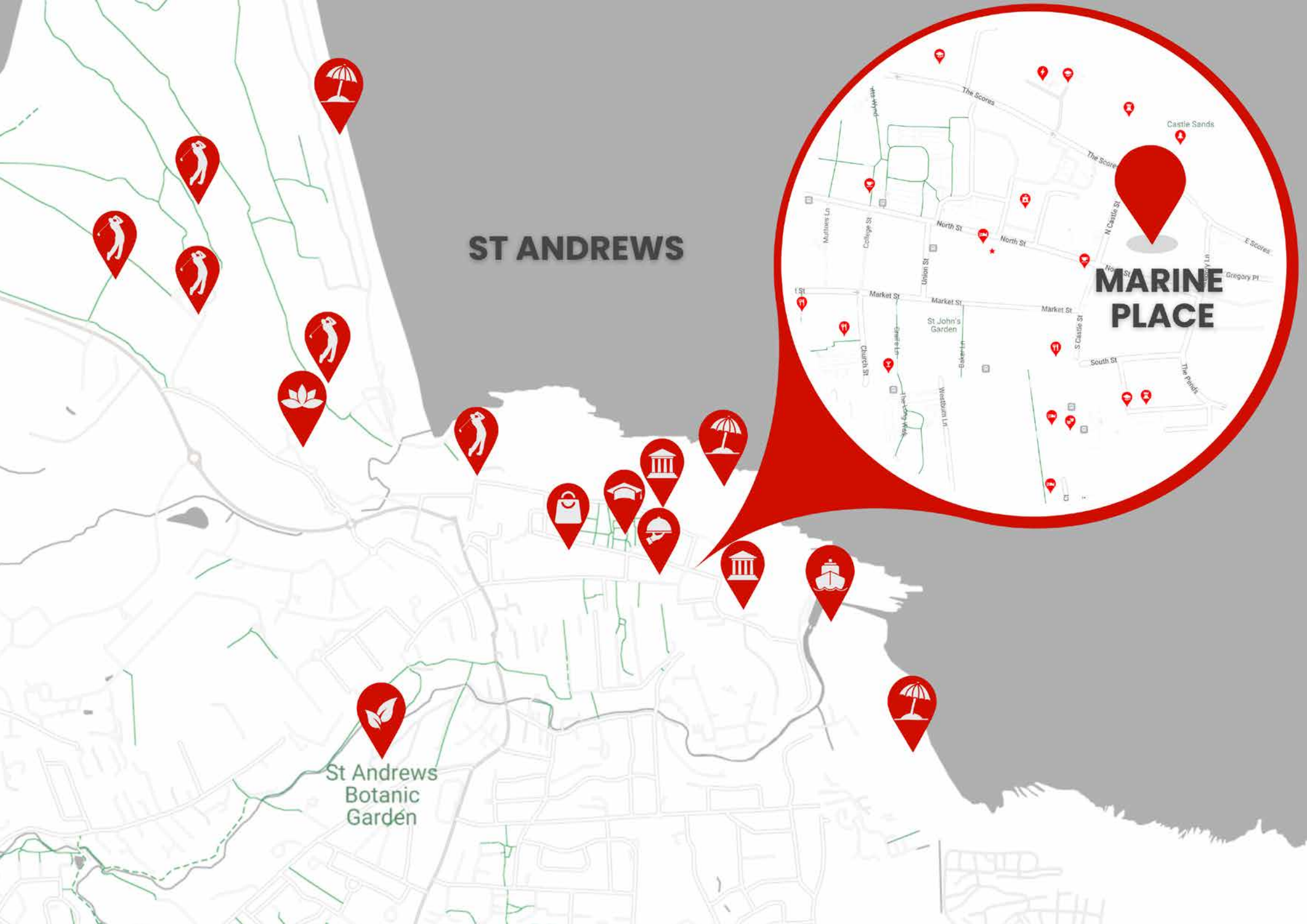
St Andrews

FIFE

World-renowned for its ancient university, golfing heritage and stunning beaches, St Andrews is regarded as one of the finest towns and best places to live in Scotland. Characterised by its narrow cobbled streets and beautiful architecture, the bustling town centre hosts a charming blend of independent shops and high-street retailers, plus diverse cafés, coffee shops, delis, greengrocers, butchers and bakeries. There are also several large supermarkets on the outskirts of the town. St Andrews enjoys international fame as ‘The Home of Golf’ – the game has been played at St Andrews Links for over 600 years, and the iconic Old Course draws thousands of professionals, amateurs and spectators from across the globe. Other tourist attractions include the 12th and 13th-century ruins of St Andrews Cathedral and St Andrews Castle, as well as St Andrews Botanic Garden. Excellent state schools can be found nearby; private schooling options include a Montessori nursery and St Leonards School. Situated in the East Neuk of Fife, St Andrews is approximately 30 minutes’ drive from Dundee and 90 minutes’ drive from Glasgow and Edinburgh. The town is served by excellent local and intercity bus links; daily direct flights to London are available from Dundee airport.



ST ANDREWS



St Andrews
Botanic
Garden



MARINE PLACE



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