

# Residential Development Opportunity

LAND SOUTH OF MELVILLE ROAD, CRAIGTOWN, ST ANDREWS, FIFE

On the Instructions of BDW Trading Limited – detailed consent for 74 private homes



## LOCATION

The site forms a parcel of land at David Wilson Homes site in the Craigtoun area on the western outskirts of St Andrews. The site is situated south of Melville Road, c. 1.8 miles from the centre of St Andrews.

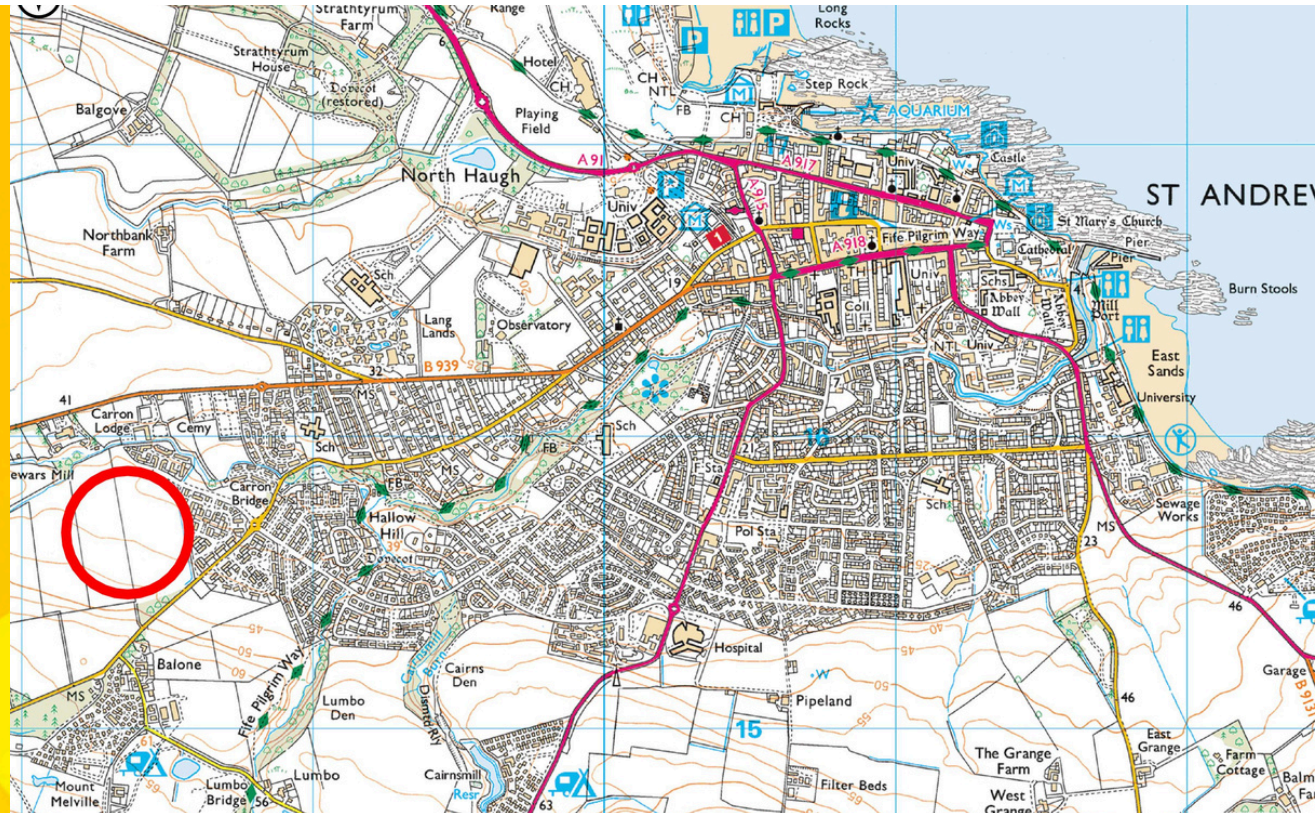
St Andrews is an established and highly desirable residential location, underpinned by its coastal setting, historic town centre, international university, and strong global profile. The town has a population of approximately 17,000 and attracts sustained year-round demand from owner-occupiers, downsizers, and relocating households.

The area benefits from high-quality leisure and amenity provision, including Craigtoun Country Park (approximately 1.4 miles south of the site) and extensive golf facilities, for which St Andrews is internationally recognised. The Old Course, the oldest golf course in the world, is located within the town and is scheduled to host The Open Championship again in 2027.

Future residents of the site will qualify for a Links Ticket from the St Andrews Links Trust, providing a highly discounted annual ticket for seven St Andrews Golf Courses, including the Old Course.

St Andrews also supports a vibrant town centre with a wide range of retail, hospitality, and cultural amenities, contributing to its strength as a prime residential market.

Nearby supermarket provision for the site is offered at Morrisons (c. 1.2 miles). Further shops and amenities can be found in the town. St Andrews offers a thriving hospitality and retail scene, with boutique hotels, independent shops, cafés, restaurants, pubs and bars. Cultural highlights include The Byre Theatre and the recently refurbished T-Squared Social, which combines cinema, sports simulators, and food and beverage offerings—further cementing St Andrews' status as a standout cultural and leisure destination.



## LOCATION

There are existing bus stops on Melville Road and Craigtoun Road, offering regular bus services to the centre of St Andrews in less than 20 minutes. Future bus stops are also proposed within the development. St Andrews is ideally located to access Scotland's major cities. The A91 and A90/M90 provide connection to the capital city, Edinburgh, around 52 miles to the south. Dundee lies around 14 miles north, and Aberdeen is c. 78 miles. Leuchars railway station is just outside of St Andrews (c. 6.7 miles from the site) and is on the East Coast mainline, providing regular services north to Aberdeen (journey time c. 1hr 17mins), and south to Edinburgh (journey time c. 55 mins) and London (journey time c. 5h 25mins).

The site is in the catchment area for Lawhead Primary School (c. 0.9 miles) and Greyfriars RC Primary School (c. 2.1 miles). Secondary education is offered at Madras College (c. 1.2 miles).

St Andrews is home to Scotland's oldest University, and the third oldest in the UK. The University of St Andrews was founded in 1413 and is one of the most prestigious universities in the world. With over 11,000 students during term time, it brings energy, culture, and year-round vitality to the town.

## DESCRIPTION

The subjects form a parcel of land situated to the southwest of the DWH development and extend to c. 8.82 acres.

The overall DWH site at St Andrews is approximately 42 acres. The wider site is bounded to the north by residential dwellings, Mount Melville Road, and the Kinness Burn, to the east by residential dwellings, and to the south and west by agricultural land. The subject site is fully serviced.

Access to the site will be via the site's primary road, connected to Craigtoun Road to the south by a new roundabout.

## PLANNING

The DWH at St Andrews site has detailed planning permission for 342 units (Ref: 21/00091/ARC). Within the DWH layout, 74 units are consented within the sale. Please note there is no capacity to increase units over the consented 74 under the existing detailed consent

An existing building warrant (Ref: 21/03103/BW) can be used to allow for a gas heat source for plots legally completing prior to Jan 2029.

Fife Council are aware of this disposal and contact can be made with the council to discuss further.





## **SELLERS & PURCHASERS WORKS**

A full schedule of itemised works is provided in the data room which parties should review.

Affordable housing will be delivered by BDW Trading Ltd. All planning gain will be paid by BDW Trading Ltd.

The subject site comprises 100% private units.

## **VIEWINGS**

Please note that the site is not accessible without permission.

Please contact the selling agents to arrange a viewing

## **VAT**

Please note the site is elected for VAT. VAT will be charged on the land sale price.

## METHOD OF SALE

The Heritable Interest (Freehold) of the site as a whole is offered for sale.

We are inviting offers of fixed net land value.

BDW Trading Ltd would also be open to discussions on a land swap for another site of a similar size, and must be capable of delivery within a comparable development timeframe.

BDW Trading Ltd require this land sale for Q4 2026.

Interested parties should register their interest with the selling agents at an early stage in order to be kept informed of any updates. Please note our clients are not obliged to accept the highest or indeed any offer submitted for the site.

## Further Information

A full suite of technical information is available via the dataroom. Please contact the selling agents for access.

## CONTACT

For further information please contact:

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