

**FOR SALE  
MAY LET**

**COMMERCIAL  
DEVELOPMENT  
SITES**

POPULAR AND ESTABLISHED  
COMMERCIAL LOCATION

RARELY AVAILABLE  
COMMERCIAL DEVELOPMENT  
LAND

FROM 1.0 ACRES TO 6.1 ACRES

OFFERS INVITED

MAY LEASE



WHAT 3 WORDS

**LAND AT CAPONACRE INDUSTRIAL ESTATE, CUMNOCK, KA18 1SH**

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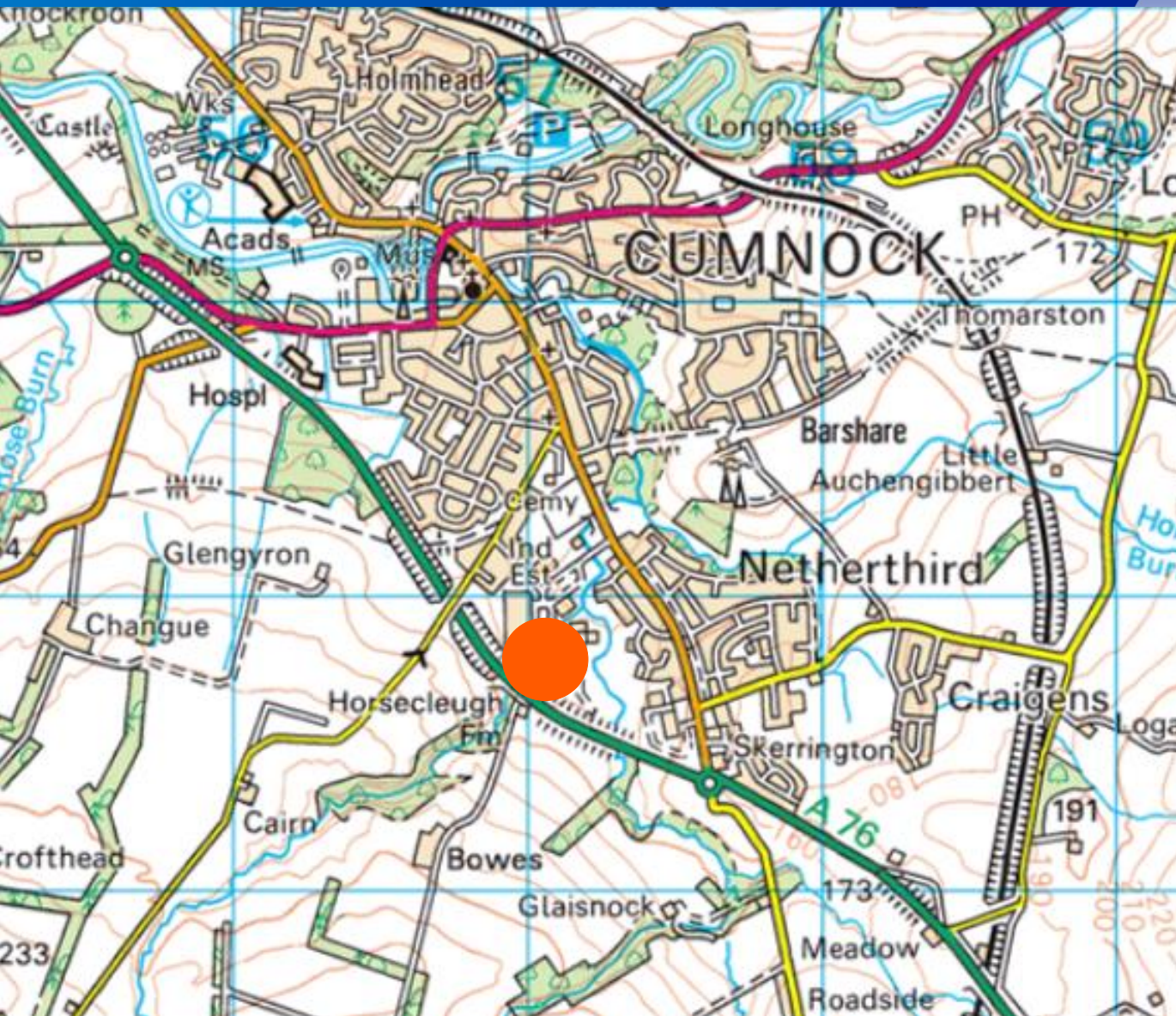






# Location

LAND AT CAPONACRE INDUSTRIAL ESTATE,  
CUMNOCK



The subjects are located within Caponacre Industrial Estate Cumnock's premier commercial location which contains a wide range of local and national companies.

Cumnock is one of the principal settlements in the East Ayrshire Council area with a resident population of around 9,400.



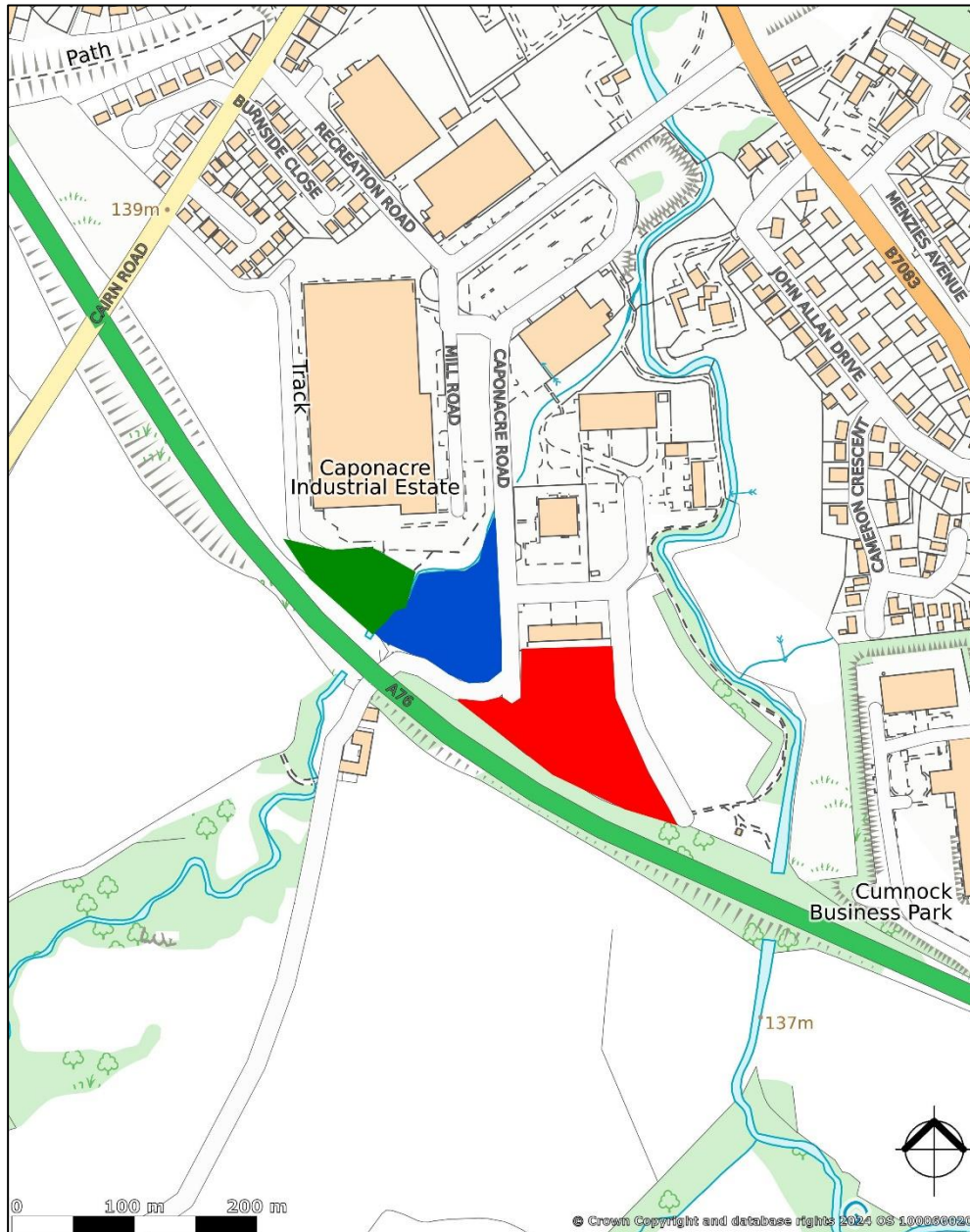
FIND ON GOOGLE MAPS





# Description

LAND AT CAPONACRE INDUSTRIAL ESTATE,  
CUMNOCK



## The Site

The subjects comprise three undeveloped sites located within Caponacre Industrial Estate, the land is currently finished in grass and has direct access to the main estate road.

An indicative Site Plan is attached.

## Planning

Within the East Ayrshire Council LDP2 the subjects have preferred use as business/industry, garden centre, car showroom, tourism and leisure, the subjects fall within Site reference CN-M1: Caponacre.

Overall therefore the sites are suited to a wide variety of uses subject to planning, further information can be obtained from East Ayrshire Council.

## Sites Areas

|                      | Hectares    | Acres      |
|----------------------|-------------|------------|
| Lot 1 (shaded red)   | 1.30        | 3.2        |
| Lot 2 (shaded blue)  | 0.77        | 1.90       |
| Lot 3 (shaded green) | 0.42        | 1.0        |
| <b>TOTAL</b>         | <b>2.49</b> | <b>6.1</b> |

The above floor areas have been calculated on a Gross Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



## Price

Offers are invited. Our clients would be willing to consider offers either unconditional or subject to planning for individual lots or the entire property holding.

## Lease

The sites are available on a new ground lease of negotiable length incorporating regular rent reviews.

## Rental

Our client may consider leasing, rental offers invited.

## Rateable Value

The sites are not assessed for rating purposes.

## VAT

All prices, rents and premiums, where quoted, are exclusive of VAT.

Prospective purchasers/lessees are advised to satisfy themselves independently as to the incident of Value Added Tax in respect of this transaction.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. In the case of a lease the tenant will be responsible for tax and registration dues in the normal fashion.



J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **July 2024**

## Get in Touch

**For further information or viewing arrangements please contact the sole agents:**



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## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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