

# FOR SALE

## Development Opportunity

Suited to residential development subject to planning

Planning permission granted for 24 industrial units

Site area 1.35 Hectares (3.2 Acres) approx.

Existing building around 491.0 sq. m. (5,395 sq. ft.)

Offers Invited



WHAT 3 WORDS

## RIGG ROAD, AUCHINLECK, KA18 1RT

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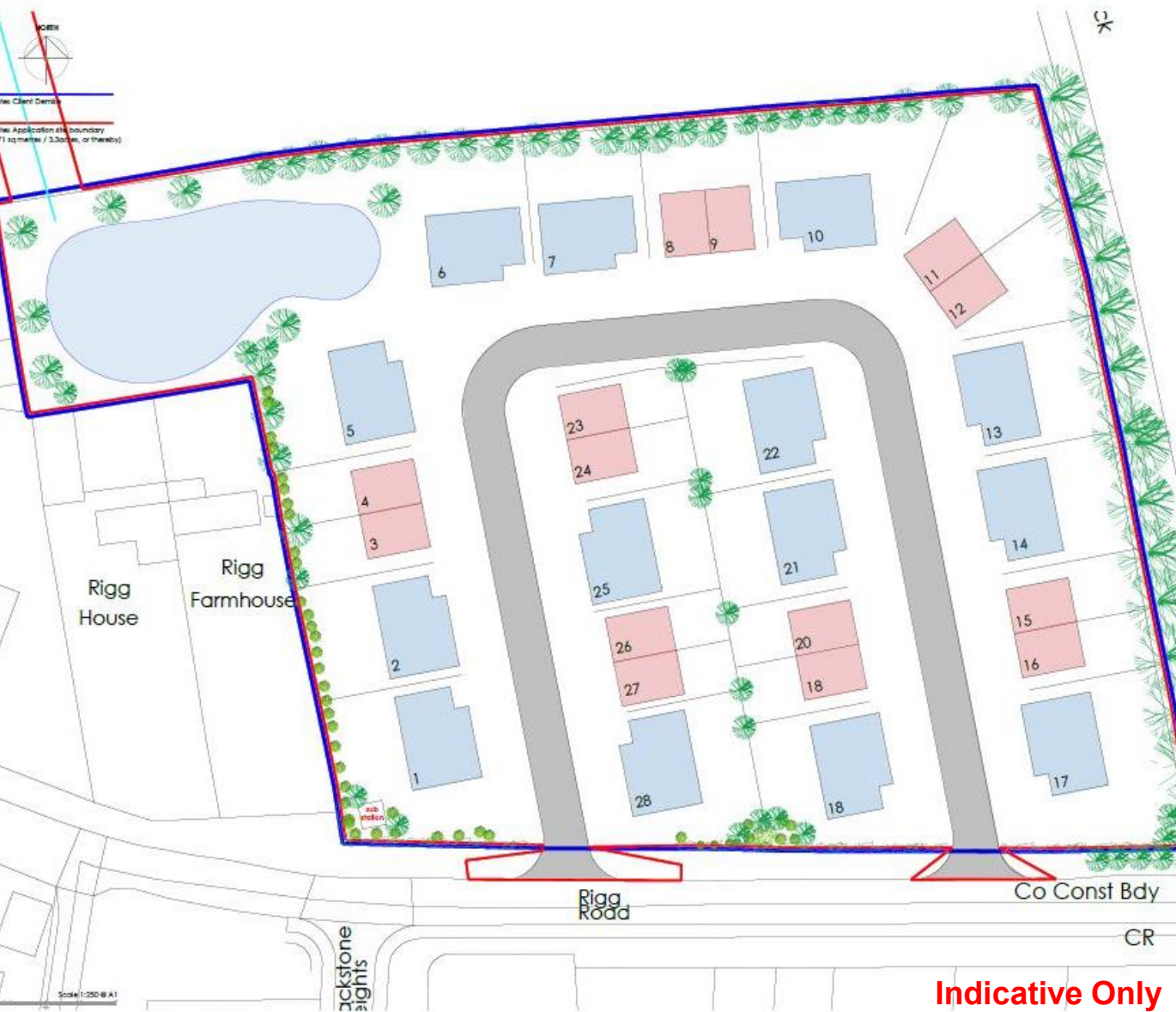






# Location

RIGG ROAD, AUCHINLECK



Indicative Only

The site is located on Rigg Road between the towns of Cumnock and Auchinleck in a semi rural setting although with residential use predominating in the wider area.

Cumnock is one of the principal settlements in the East Ayrshire Council area which has seen significant development in recent times both within the town centre and through the completion of the new Barony Campus school.



FIND ON GOOGLE MAPS



# Description

RIGG ROAD, AUCHINLECK



The subjects comprise a broadly level irregular shaped site which has been in long term use as a haulage yard and depot, the site area is approximately 1.35 Hectares (3.2 Acres).

A range of industrial buildings are located on sit extending to around 491 0 sq. m. (5,395 sq. ft.)

It is envisaged that the units will be demolished as part of the site redevelopment although the buildings could be leased by the purchasers short term until such times as the development works commence on site.

Two mobile homes on site will be removed prior to any sale.

The Plan opposite shows the commercial scheme which has the benefit of an existing planning consent, see over for further details.

Our client's architects have shown an indicative scheme illustrating 28 residential units on site – see indicative Plan on Page 2 of these details.



Consented scheme showing proposed industrial development



# Photos

RIGG ROAD, AUCHINLECK





## Planning

Planning consent was granted by East Ayrshire Council under Reference 23/0364/PP on 15<sup>th</sup> July 2024 for the construction of 24 industrial units on site as illustrated on the indicative Plan, each unit has an approx. area of around 85 sq. m. (915 sq. ft.).

A copy of the planning information is available upon request or via East Ayrshire Council's website.

Further planning consent was granted in August 2025 under Reference 25/0160/PP for the construction of an office block with Sui Generis use for taxi operator, 2 dwellinghouses and associated landscaping.

The site is also considered suitable for residential development subject to planning with residential use predominating in the wider area.

## Rateable Value

The property is currently entered in the Valuation Roll as follows:

RV £12,900

Partial rates remission may be available to qualifying occupiers under the Small Business Bonus Scheme.

## Energy Performance Certificate

A copy of the EPC is available upon request.

## Price

Offers are invited in respect of our client's interest.

Our clients are willing to consider clean offers based on existing planning consent or conditional offers subject to permission for residential use.

## 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.

## 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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