

# FOR SALE

## Manse, Church, Church Hall & Potential Building Plot

Opportunity for continued use or  
re-development

Popular commuter village

0.1 mile to Kilmaurs Train  
Station

Potential for 100% rates relief

Entire site - offers over £340,000



VIRTUAL TOUR



WHAT 3 WORDS

**2-6 CROSSHOUSE ROAD, KILMAURS, KA3 2SA**

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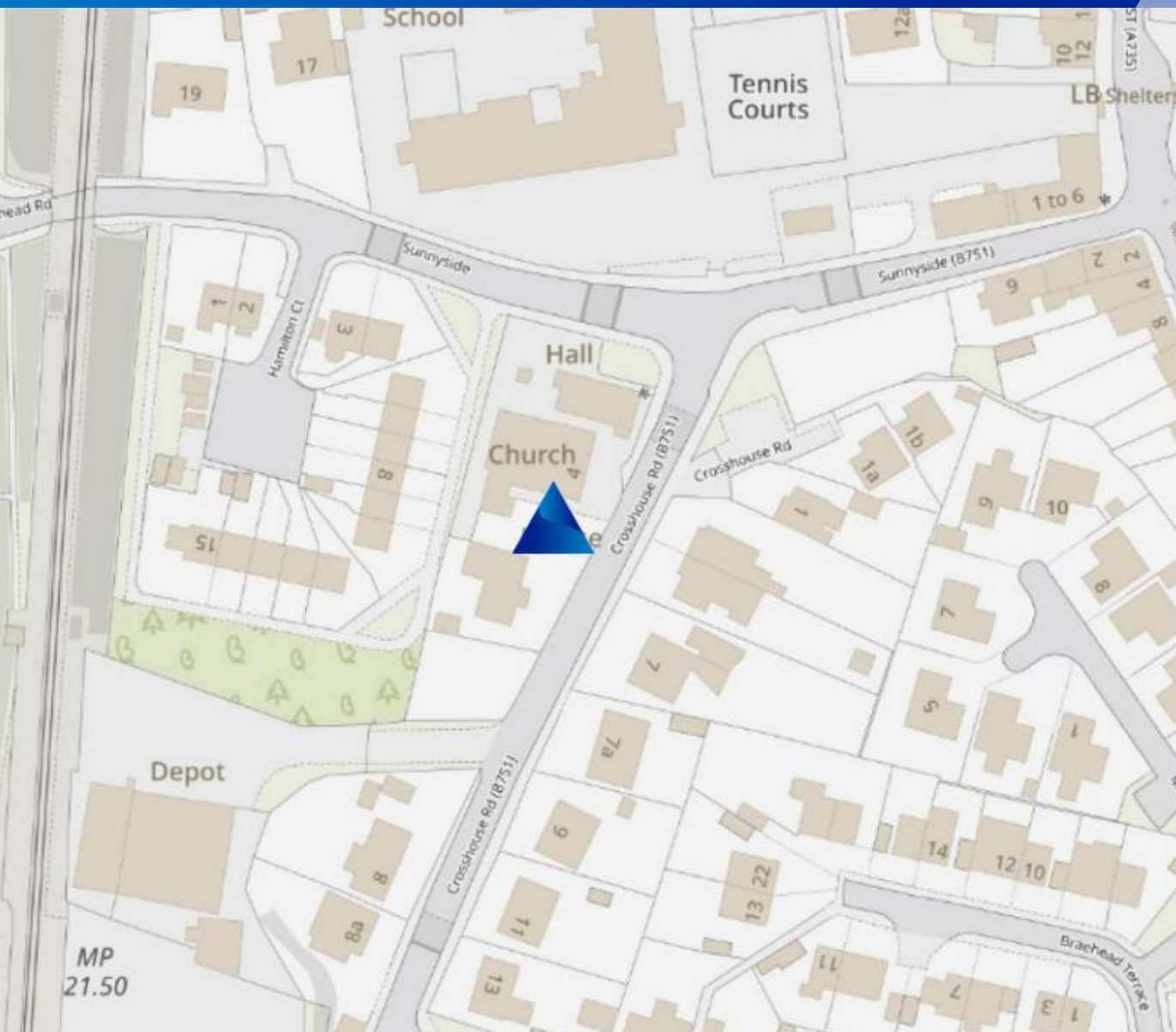






# Location

2-6 CROSSHOUSE ROAD, KILMAURS, KA3 2SA



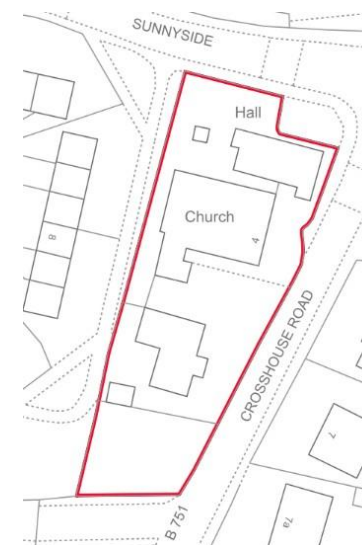
**Kilmaurs is located around 4 miles north of Kilmarnock on the A735 with a resident population of around 2,600.**

The town is primarily residential in character with a limited range of commercial uses in the town's Main Street. Kilmarnock is the principal shopping and administrative centre for East Ayrshire with a resident population of approx. 46,500.

The village benefits from a direct rail link to Glasgow and proves to be a popular commuter town.

The property is located on the east side of Crosshouse Road, nearby to the junction with Sunnyside.

Private parking is offered within the grounds of the manse, whilst plentiful public car parking is available in the surrounding locale



FIND ON GOOGLE MAPS



# Description

2-6 CROSSHOUSE ROAD, KILMAURS, KA3 2SA



**The subjects comprise a Church, hall premises and associated Manse of varying construction types, with garden grounds**

The subjects benefit from a full frontage to Crosshouse Road and have multiple vehicular and pedestrian access points.

The Manse comprises a 4-bedroom detached bungalow of modern brick construction surmounted in a hipped, pitched and slated roof served by uPVC rainwater goods. The property benefits from uPVC double glazing and a modern gas central heating system. There is a timber built single garage to the rear.

The Church comprises a detached former church dating back to 1844 formed in traditional stone and slate.

The church hall comprises a detached hall approximately 100-120 years old formed in brick and slate.

There are extensive garden grounds offered which could form a building plot, subject to planning.

	Sq M	Sq Ft
Church	267.16	2,876
Church Hall	106.50	1,146
Manse	126.57	1,362
Total	500.23	5,348

The entire site extends to approximately 0.239 hectares (0.592 acres).

The ancillary garden ground adjacent to the Manse extends to 0.036 hectares (0.088 acres).





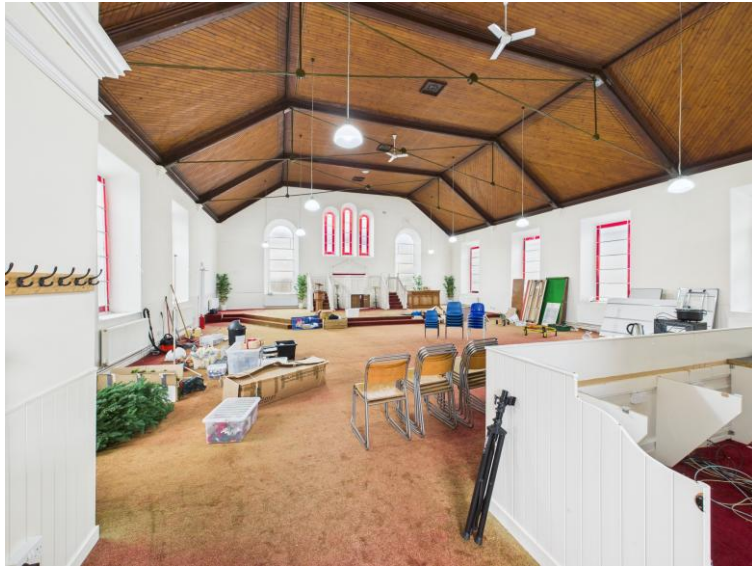
Manse

2-6 CROSSHOUSE ROAD, KILMAURS, KA3 2SA



# Church & Church Hall

2-6 CROSSHOUSE ROAD, KILMAURS, KA3 2SA





# Floor Plan – Manse

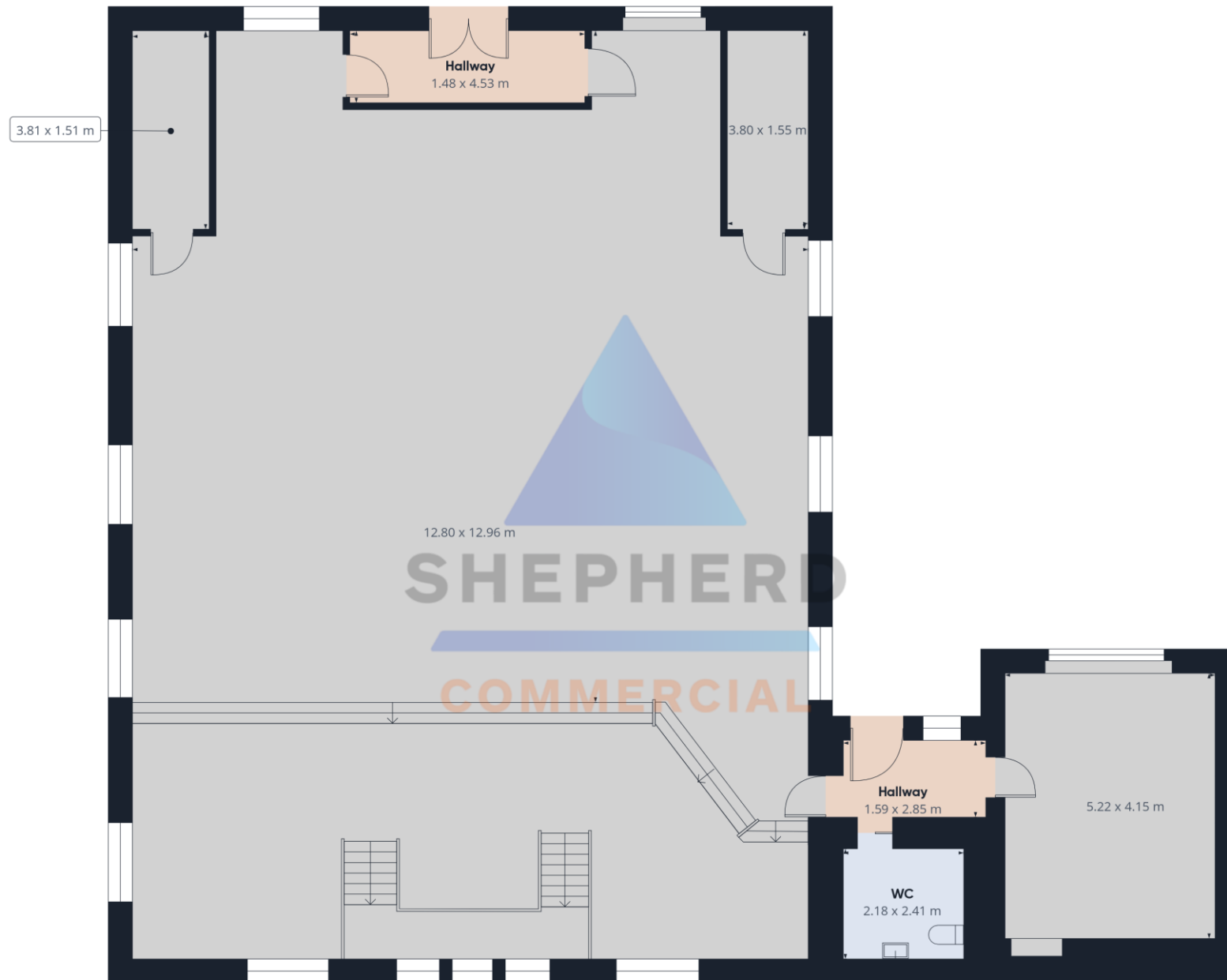
2-6 CROSSHOUSE ROAD, KILMAURS, KA3 2SA





# Floor Plan – Church

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# Floor Plan – Church Hall

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Floor 0 Building 3





# Title Plan

2-6 CROSSHOUSE ROAD, KILMAURS, KA3 2SA





## Sale Price

Offers over **£340,000** are invited. Our client's preference is to dispose of the offering in one single lot. As the single transaction will involve mixed commercial and residential properties, no Home Report will be provided.

## Planning

We assume the subjects benefit from Class 10 (Non-Residential Institution) & Class 9 (Houses) in terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 as amended.

The subjects do not form part of a listed building nor are situated in a conservation area.

## Rateable Value

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

Rateable Value (Church and Hall) - £7,700

Council Tax Banding (Manse) - Band E

The property is eligible for 100% business rates relief under the Small Business Bonus Scheme subject to eligibility.

## Energy Performance Certificate

Copies of the EPC's are available upon request.

## VAT

All prices, where quoted, are exclusive of VAT.

We understand the property has not been elected for VAT and therefore VAT will not be payable upon the purchase price.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction. The purchaser will be responsible for tax and registration dues in the normal fashion.



## 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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