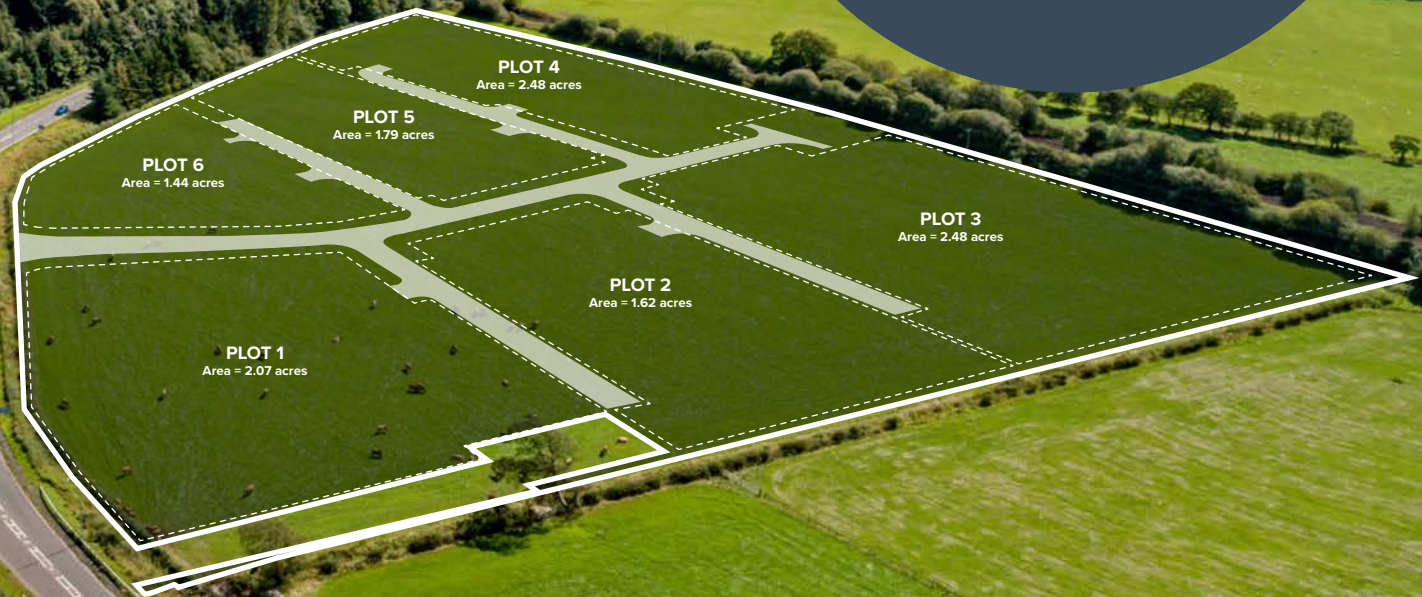


MIXED USE DEVELOPMENT OPPORTUNITY



TEMPLETON PARK

AUCHINLECK | KA18 2BZ



- Prime retail/leisure/employment use land
- Excellent roadside location
- Dedicated access from A76 (roundabout)
- Serviced plots suitable for a variety of uses subject to planning
- Design and build development solutions
- Site area: approximately 15 acres



PLAY VIDEO

TEMPLETON-PARK.CO.UK



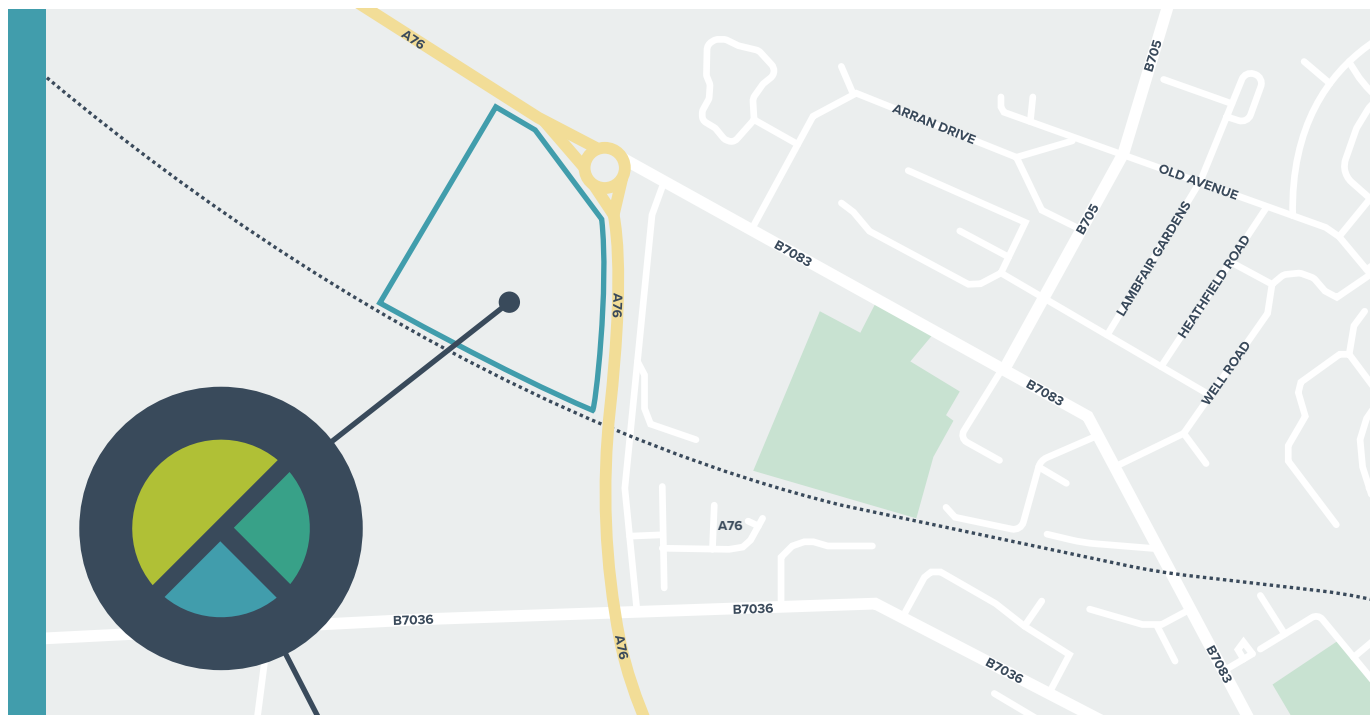
LOCATION

AUCHINLECK IS A TOWN IN EAST AYRSHIRE SITUATED 14 MILES SOUTH EAST OF KILMARNOCK, 16 MILES EAST OF AYR AND 37 MILES SOUTH OF GLASGOW CITY CENTRE.

The town benefits from a catchment population of 11,033 within 2 miles, 22,519 within 5 miles and 55,200 within 10 miles. We understand the adjacent A76 has 12,000 daily vehicle movements.

Auchinleck is readily accessible by road and access has improved further with the completion of the motorway link (M77) from Glasgow to Kilmarnock. The drive time to Kilmarnock is typically 20 minutes, to Ayr around 25 minutes and to Glasgow around 40 minutes.

Subjects are situated to the north west of the town and immediately adjacent to Templeton Roundabout.



Location	Drive Time
Kilmarnock	27 mins
Prestwick Airport	30 mins
Glasgow City Centre	46 mins
Glasgow Airport	48 mins
Edinburgh Airport	1 hr 30 mins
Edinburgh City Centre	1 hr 54 mins



SITE

The subject comprises a large landholding of approximately 15 acres (6.25 Ha) on a prominent roundabout at the junction of A76 & B70783 (Mauchlin Road) situated to the south of the A76.

The site is currently a greenfield site and is allocated for employment use within the local development plan. Please refer to the site plan and drone link.

PLANNING

The site is allocated within the East Ayrshire second Local Development Plan (LDP2) for business industry employment generating uses. Subject to planning consent, the site may be used for a variety of different uses including retail, leisure, industrial and business use.

Interested parties to satisfy themselves with a local planning authority with further information available at www.east-ayrshire.gov.uk

AREA

As outlined in red, we understand that the site area extends to 15 acres (6.25 Hectares).

SALE OR LEASE

Offers are invited to purchase or lease serviced development plots. Hargreaves Land has a strong appetite to develop the site for end users on a leasehold or design and build basis.





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TEMPLETON PARK



SERVICE

The plots will be fully serviced to the edge of the site to facilitate development.

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of any transaction

ANTI-MONEY LAUNDERING LEGISLATION

Money laundering, terrorist financing and transfer of funds (information on the payer) regulations 2017 came into force on 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers.

FURTHER INFORMATION

For further information please contact the joint agents:

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2. Whilst the Agents use reasonable endeavours to ensure that the information in these particulars is materially correct, any intending Purchasers, Lessees or Third Parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, searches, enquiries, surveys or otherwise as to their accuracy. The Agents as such cannot be held responsible for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss of profits resulting from direct or indirect actions based upon the content of these particulars.

3. No person in the employment of the Agents has any authority to make any representation or warranty whatsoever in relation to this property.

4. Unless otherwise stated, all purchase prices and rents are correct at the date of publication and, unless otherwise stated, are quoted exclusive of VAT. Lease details and service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. October 2022