



**45 Kilmarnock Road, Mauchline,  
Ayrshire, KA5 5TT**

- Previously a Petrol Filling Station Site, the site has been decommissioned and cleared
- The site extends to 0.65 acres or thereby, being fairly level with good access and egress points onto Kilmarnock Road established
- Kilmarnock Road has c. 11,000 vehicle movements per day (DFT, 2022)
- Mauchline has a population of some 3,870 persons

## SITUATION

Mauchline is situated within the East Ayrshire Council area and has a resident population of approximately 3,900 persons. The village is located approximately seven miles north-west of Cumnock, eight miles south-east of Kilmarnock, 12 miles north-east of Ayr and 30 miles south of Glasgow.

The subjects under consideration are located on the west side of Kilmarnock Road which is a busy thoroughfare forming part of the A76 Dumfries to Kilmarnock route. The premises are situated approximately half a mile to the north of Mauchline town centre and are situated within a predominantly rural area. Kilmarnock Road is a two way single carriageway subject to a 30mph speed restriction within the village boundary. The subject site benefits from excellent visibility to traffic travelling in both directions.

There is a residential property directly to the north of the site which is accessed from within the site boundaries. In addition to the south of the site there is a local garden centre and the National Burns Memorial and Cottage Homes.

On the opposite site of the A76, directly opposite the subjects, is a recently constructed residential estate known as "Hillhead Heights" comprising of 91 residential units.

## THE PROPERTY

The subjects comprise a vacant site formerly utilised as a petrol filling station. The site has frontage to Kilmarnock Road of approximately 67 metres and a forecourt depth of approximately 33 metres with the site extending in total to 0.65 of an acre or thereby.

The site is mainly surfaced with a rough gravel finish with the main boundaries overgrowing with grass.



## PLANNING

We understand that the subject site is located within the East Ayrshire Local Development Plan 2 (adopted May 2023) and falls within the Mauchline Village boundary. The land use policy for the site has not been specifically allocated for within the latest Development Plan.

## VAT

The vendor understands that property has not been elected for VAT.

## EPC

Not Applicable

## LEGAL COSTS

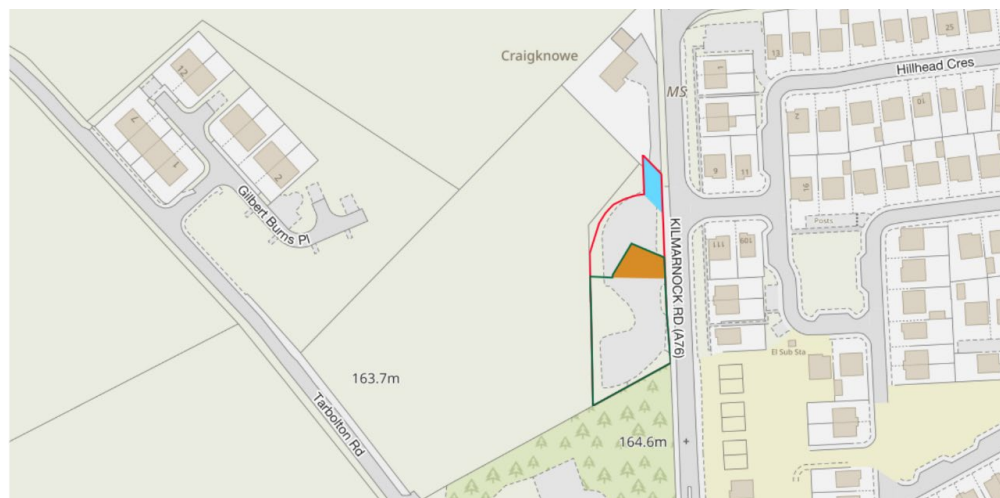
Each party will be responsible for their own legal costs incurred in connection with the sale.

## VIEWINGS

The site comprises a vacant piece of land, so no formal viewings will be conducted.

## SALES TERMS

We are instructed to seek Offers Over £100,000 for our client's heritable interest.



## OFFERS

All offers should be submitted in Scottish Legal Terms to the sole selling agents at the address below:

Graham + Sibbald  
233 St Vincent Street, Glasgow, G2 5QY  
Email — brogan.grier@g-s.co.uk

To arrange a viewing please contact:



**Brogan Grier**

Associate, Petroleum & Roadside  
brogan.grier@g-s.co.uk  
0141 332 1194

## ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: October 2023