



## DEVELOPMENT OPPORTUNITY

**SITE OF FORMER PRIMARY SCHOOL • BUILDINGS TO BE DEMOLISHED BY VENDOR •  
SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING • SITE AREA APPROX 1.85  
HECTARES (4.58 ACRES)**

# FOR SALE

On the  
instructions of



**FORMER GARDENROSE PRIMARY SCHOOL, GARDENROSE PATH  
MAYBOLE, KA19 8BH**

Kevin N Bell BSc MRICS [kevin.bell@shepherd.co.uk](mailto:kevin.bell@shepherd.co.uk) Arlene Wallace [a.wallace@shepherd.co.uk](mailto:a.wallace@shepherd.co.uk) 01292 267987 [www.shepherd.co.uk](http://www.shepherd.co.uk)



**LOCATION**

The subjects are located in the town of Maybole which lies in the South Ayrshire Council area around 10 miles south of Ayr on the A77, Maybole has a resident population of around 4,750.

The Maybole Bypass was completed in 2021 running to the north of the town, this has improved the High Street area through the reduction of traffic volumes with grant funded regeneration works likely to proceed in the near future.

The property is located towards Maybole’s northern boundary with an extensive road frontage to Gardenrose Path with pedestrian access available via Ashgrove Avenue to the east.

The general locality is one of established residential use.

**THE PROPERTY**

The subjects comprise the site of Gardenrose Primary School, the school has recently closed and the buildings will be demolished by the vendors prior to a sale concluding.

The site is of irregular shape and gently sloping with residential land use to the east and west and agricultural fields to the north.

**SITE AREA**

The site is approximately 1.85 hectares (4.5 acres), an indicative site plan is attached.

**RATING ASSESSMENT**

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

RV £71,000

The rates liability will require to be re-assessed upon demolition of the buildings on site.

**ENERGY PERFORMANCE CERTIFICATE**

N/A – the buildings will be demolished prior to a sale concluding.

**PLANNING**

The site is suited to a variety of uses subject to planning and other statutory consents, to assist buyers South Ayrshire Council Planning Department has prepared a Planning Brief which can be provided upon request.

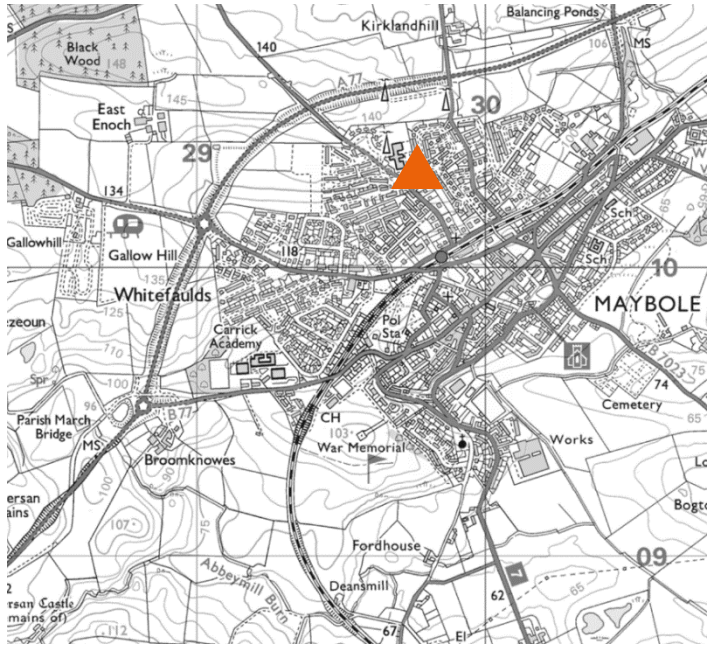
The information provided is intended as guidance, any planning application will be treated on it’s individual merits by the Council in the normal manner.

Interested parties should contact South Ayrshire Council Planning Department [planning.development@south-ayrshire.gov.uk](mailto:planning.development@south-ayrshire.gov.uk)

**PRICE**

Offers either unconditional or subject to planning consent for change of use are invited for our client’s heritable interest in the property.

A closing date for offers is likely to be set and interested parties are therefore advised to note interest with the agents.



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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987  
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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. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **JANUARY 2024**

## COSTS

The purchaser will be responsible for the vendor's legal and internal costs and charges incurred in completing the transaction.

## VALUE ADDED TAX

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.

## ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26<sup>th</sup> 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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