

A photograph of a large, multi-story industrial building in a state of significant disrepair. The building has a complex roofline with several gables and a prominent tower on the left. The walls are made of light-colored stone or concrete, many of which are crumbling and covered in moss or ivy. Numerous windows are missing, leaving dark, empty frames. A chain-link fence runs across the middle ground in front of the building. In the foreground, there is a large, dark, wet paved area, possibly a parking lot or courtyard, reflecting the overcast sky. A small portion of a silver car is visible on the right edge. The overall atmosphere is one of decay and abandonment.

## 16 UNIT RESIDENTIAL DEVELOPMENT OPPORTUNITY

- > ATTRACTIVE RURAL SETTING
- > PLANNING AND LISTED  
BUILDING CONSENT  
GRANTED
- > OFFERS OVER £150,000

# FOR SALE

**FORMER BALLOCHMYLE CREAMERY, MAUCHLINE, KA5 5JR**

**CONTACT:** 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 a semi rural setting immediately north of the River Ayr approximately 2 miles south of Mauchline in the East Ayrshire Council area.

Mauchline has a population of around 4,100 and is located on the A76 around 8 miles south-east of Kilmarnock and approximately 8 miles north-west of Cumnock.

## DESCRIPTION

The subjects comprise the former Ballochmyle Creamery occupying a large irregular shaped site, the Category "B" Listed building is now in a state of disrepair and awaits redevelopment.

## PLANNING

The property has the benefit of Planning Consent and Listed Building Consent to convert the creamery building into 12 residential units together with the erection of 4 detached houses as an enabling development plus associated access, parking and landscaping.

A copy of the planning consent and associated plans can be made available to interested parties upon request.

Planning consent for the proposed scheme was granted by East Ayrshire Council under reference 16/0381/PP and 16/0382/LB in July 2017.

## PRICE

Offers over **£150,000** are invited.

## COSTS

Each party will be responsible for their own legal costs incurred in 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.

## FORMER BALLOCHMYLE CREAMERY, MAUCHLINE



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

**Shepherd Chartered Surveyors** 22 Miller Road, Ayr, KA7 2AY 01292 267987

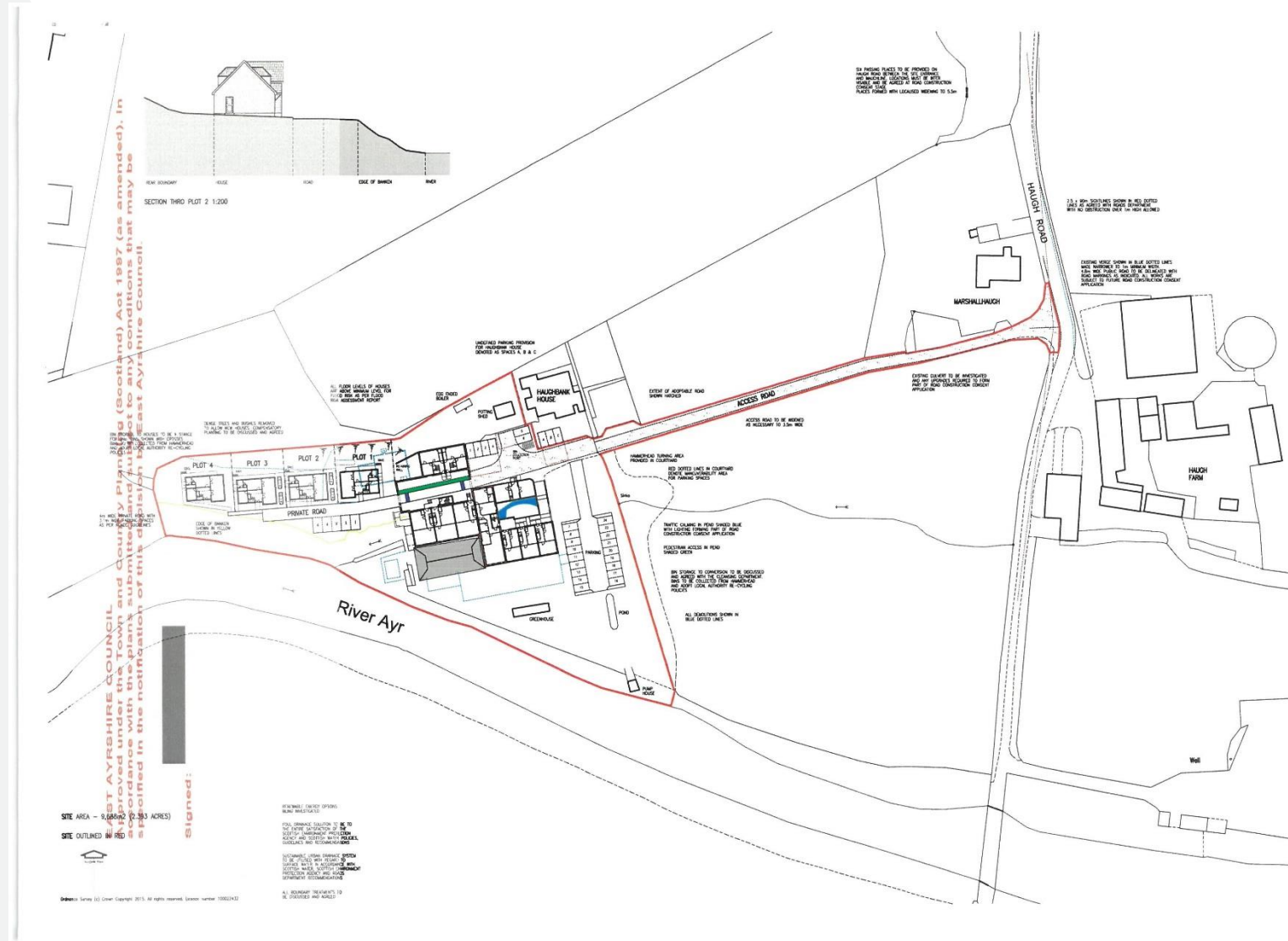
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