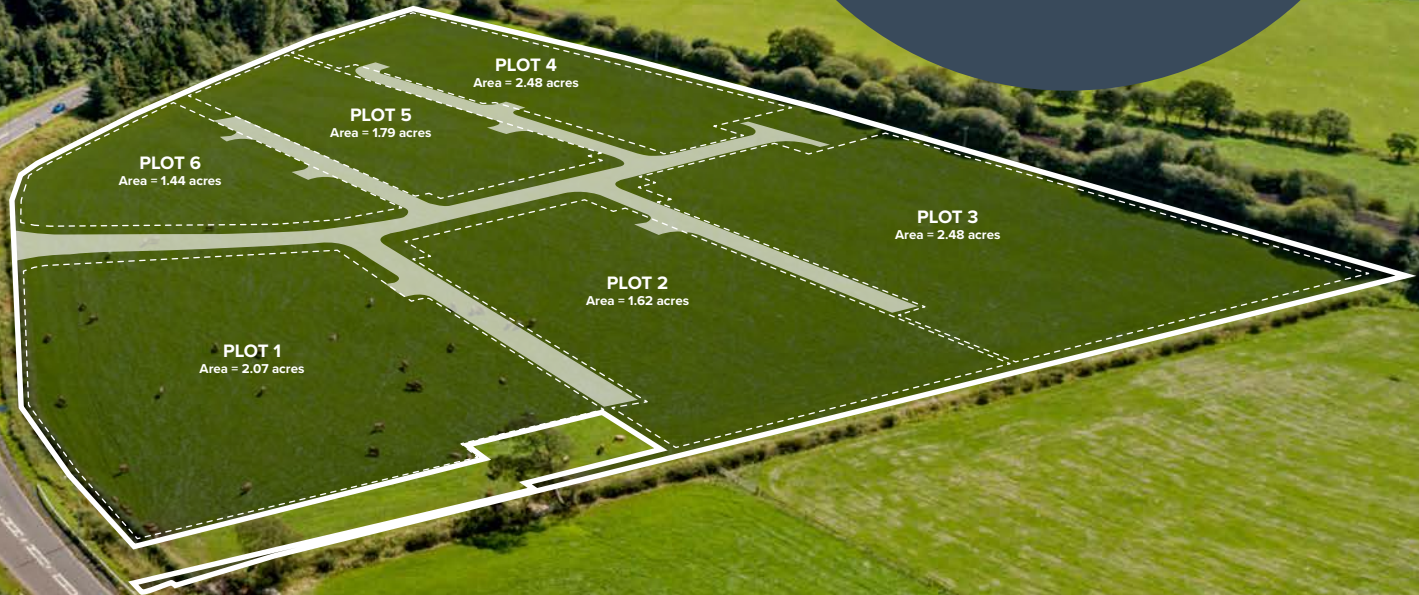


# MIXED USE DEVELOPMENT OPPORTUNITY



## 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



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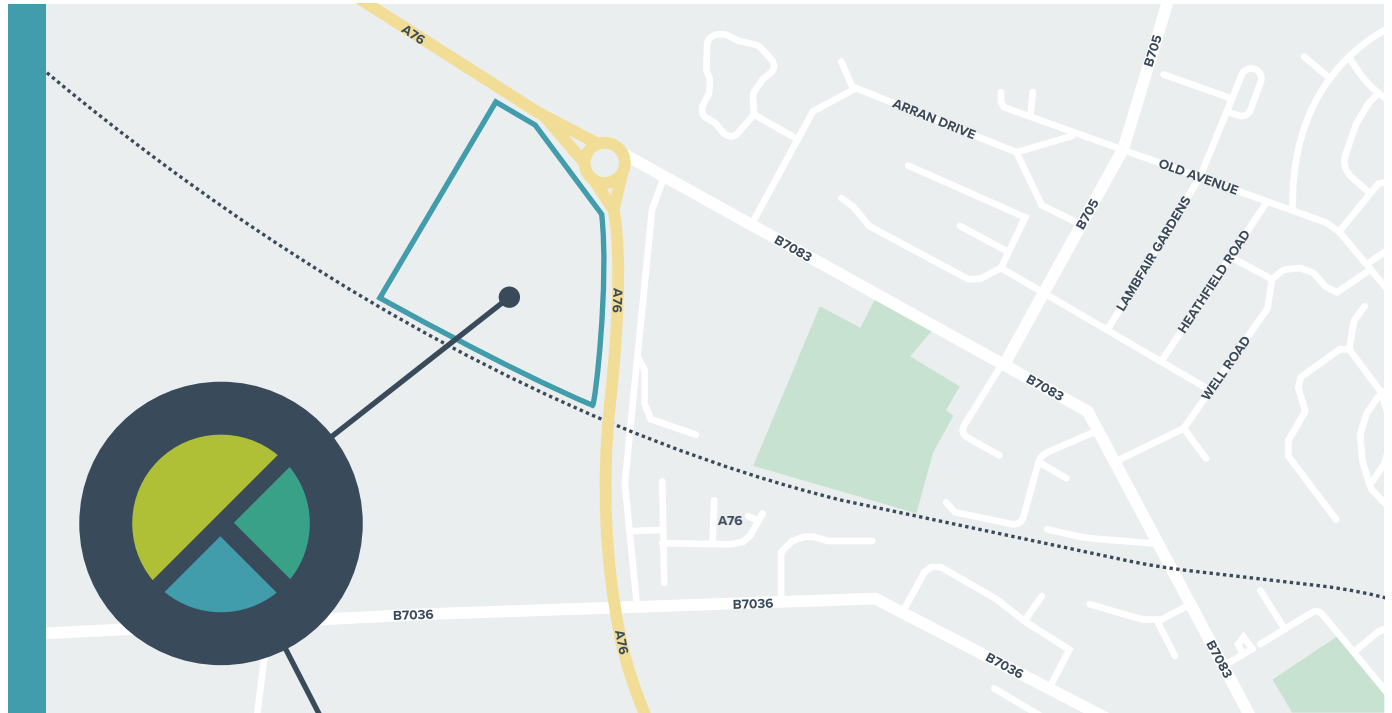
## LOCATION

**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](http://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:

**Anthony Zdanowicz**

**E:** [anthony.zdanowicz@dmhall.co.uk](mailto:anthony.zdanowicz@dmhall.co.uk)

**M:** 07768 031297

**John Conroy**

**E:** [john.conroy@ryden.co.uk](mailto:john.conroy@ryden.co.uk)

**M:** 07979 494915

**Alan Gilkison**

**E:** [alan.gilkison@ryden.co.uk](mailto:alan.gilkison@ryden.co.uk)

**M:** 07770 331525



**Ryden**

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