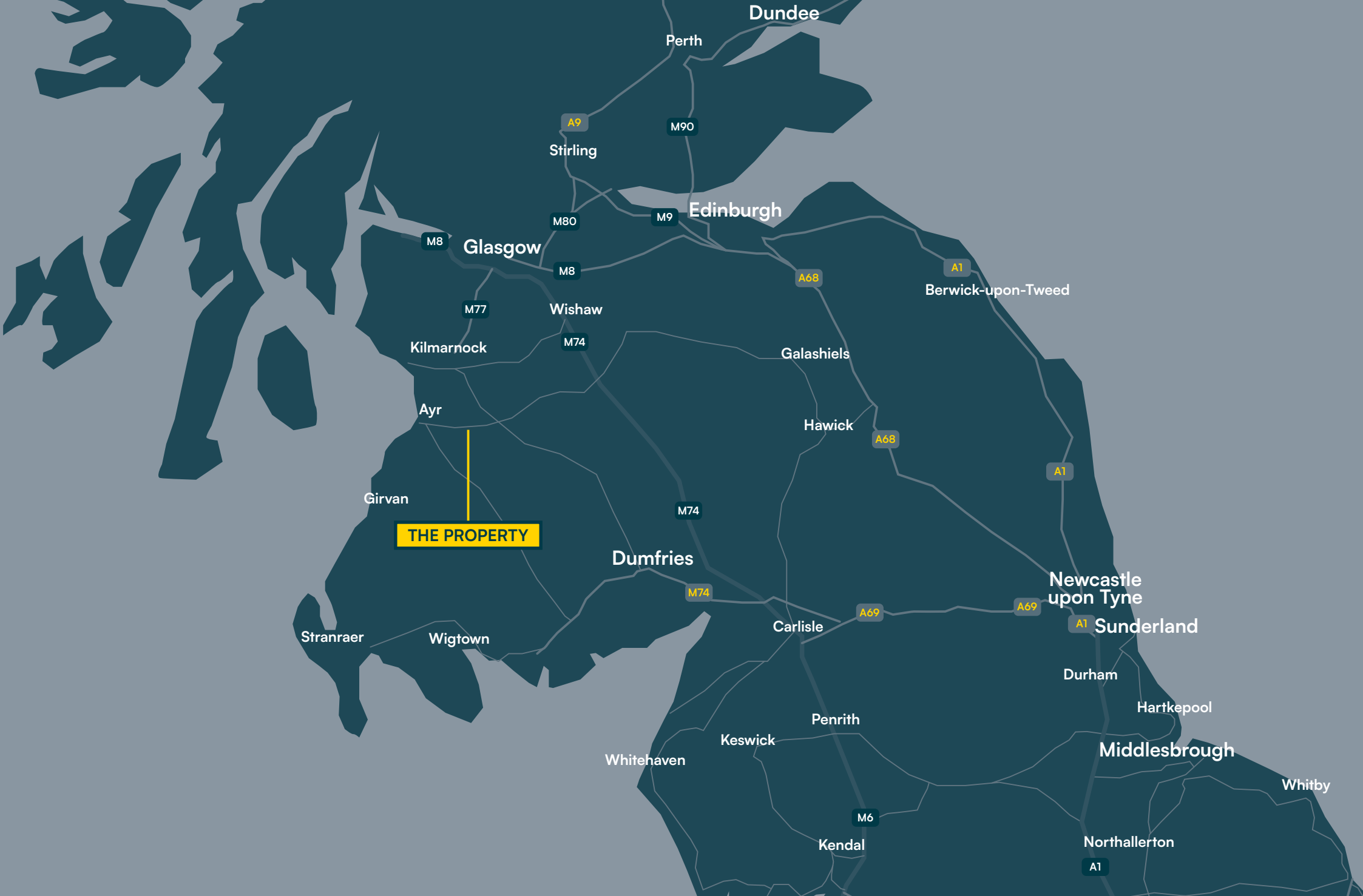


For Sale | INDUSTRIAL COMPLEX & DEVELOPMENT OPPORTUNITY

KILLOCH WORKS • OCHILTREE • BY AYR • KA18 2RL

DM HALL





THE PROPERTY

Property Details

- Located in East Ayrshire between Ayr and Cumnock
- Prominent roadside location on the busy A70
- Large industrial complex extending to 8.50 hectares (21 acres)
- Multiple Workshop and office buildings extending to 8,373 sqm (90,125 sqft)
- Previous consent for energy recovery gasification plant
- Potential for alternative uses and further development
- Offers over £1.95m are invited



Location

Killoch Works is located in the East Ayrshire region, south west of Glasgow and is situated the north side of the A70, 2 miles west of the village Ochiltree and 5 miles west of Cumnock at the A70/A76 merge.

Killoch Works occupies a strategic location within reasonable drive time of arterial road networks, an international airport, a rail freight depot, and various ports on the Firth of Clyde, offering the following distances and drive times:

Ayr Port (A70)	10 miles	18 minutes
Kilmarnock (A76)	14 miles	30 minutes
Prestwick Airport (A70/A77)	15 miles	24 minutes
Troon Port (A70/A77)	19 miles	35 minutes
M74 Junction 11 (A70)	29 miles	44 minutes
Glasgow (A77/ M77)	37 miles	57 minutes
Mossend Euro Terminal(M77/M8)	45 miles	1hr 2 minutes
Greenock Port (M77/M8)	57 miles	1hr 17 minutes
Carlisle (M74)	93 miles	1hr 52 minutes
Manchester (M74/M6)	211 miles	3hrs 51 minutes





Property Details

Description

Killoch Works is a former colliery depot on a generally regular shaped, level site extending to 8.50 hectares (21 acres), or thereby.

There are various buildings on site including a mix of used and unused offices, workshops, a laboratory, and amenity buildings, totalling a gross internal floor area of 8,373 sqm (90,125 sqft), and comprising of the following:

Offices (1)	Mixed 2 & 3-storey building	1,141 sqm	(12,282 sqft)
Workshop (2)	2-storey building with extension	1,960 sqm	(21,096 sqft)
Laboratory (3)	Single storey building	346 sqm	(3,720 sqft)
Workshop (4)	Steel portal framed building	1,117 sqm	(12,033 sqft)
Amenity (5)	2-storey building with extension	3,599 sqm	(38,736 sqft)
Workshop (6)	Steel portal framed building	210 sqm	(2,258 sqft)

The yard is mostly surfaced in tarmac and concrete, with a development site to the west of the site, a car and lorry park to the south, and concrete/tarmac batching plant, to the north east of the site.

Breedons Aggregates occupy part of the site and buildings under a lease expiring October 2024.

Rating

Killoch Works has two rateable values totalling £127,000.

Planning

The site is zoned for industrial uses within the adopted East Ayrshire Local Plan. The site has had previous planning permission, under reference 15/0413/PP for an energy recovery park, to include an energy recovery gasification plant with associated stack, plant and infrastructure, waste reception hall, material recovery facility and a visitor centre.

Price

Offers over £1.95 million are invited for our clients heritable interest, exclusive of VAT.



Property Details

EPC

Available upon request.

Legal Costs

Each party to be responsible for their own costs incurred.

VIEWING & FURTHER INFORMATION

Strictly by contacting the selling agents:-

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PROPERTY REF: WSA2584

DATE OF PUBLICATION: JULY 2024



Video available
CLICK HERE TO VIEW

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