

**CLOSING DATE  
27TH MARCH 2024  
12 NOON**



**DEVELOPMENT OPPORTUNITY**

**FORMER PRIMARY SCHOOL ON LARGE SITE • SUITABLE FOR A VARIETY OF  
USES SUBJECT TO PLANNING • 828.81 SQ. M. (8,921 SQ. FT.) •  
SITE AREA APPROX 0.45 HECTARES (1.1 ACRES)**

**FOR SALE**

On the  
instructions of



**FORMER ST CUTHBERT'S PRIMARY SCHOOL, KIRKLAND STREET  
MAYBOLE, KA19 7HD**

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 to the north-east of Maybole town centre in an area of primarily residential use at the junction of Kirkland Street and Cassillis Road.

## THE PROPERTY

The subjects comprise a former primary school formed over ground and lower ground floor levels dating back to the mid Twentieth Century formed primarily in brick with a combination of pitched and flat roofs.

The internal accommodation comprises the following:

### Ground Floor

- > Main Entrance
- > 4 x Classrooms
- > 1 x Gym
- > 4 x Offices
- > Various Store rooms
- > W.C. Facilities

## Basement

- > 6 x Store Rooms
- > Boiler Room
- > W.C.

Internally the property comprises a typical primary school layout with all rooms accessed off a central corridor which runs the full length of the building., the basement stores are accessed externally from the rear. A floor plan is attached.

## SITE AREA

The site is of irregular shape sloping downward from front to rear and extends to approximately 0.45 hectares (1.1 acres), an indicative site plan is attached.

## RATING ASSESSMENT

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

RV £22,200

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D50, a copy of the EPC is available upon request.

## PLANNING

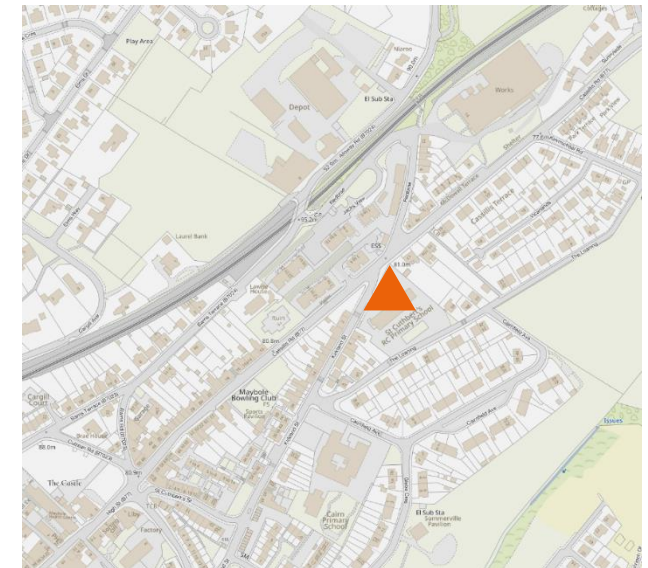
The building is suited to a variety of uses subject to planning and other statutory consents, to assist buyers South Ayrshire Council Planning Department has prepared a Planning Brief which can be provided upon request.

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.

## FORMER ST CUTHBERT'S PRIMARY SCHOOL

ACCOMMODATION	SqM	SqFt
Ground Floor	598.52	6,442
Lower Ground Floor	230.29	2,479
<b>TOTAL</b>	<b>828.81</b>	<b>8,921</b>

The above areas have been calculated on a gross internal basis.



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

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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. **DECEMBER 2023**





**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.

**COSTS**

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

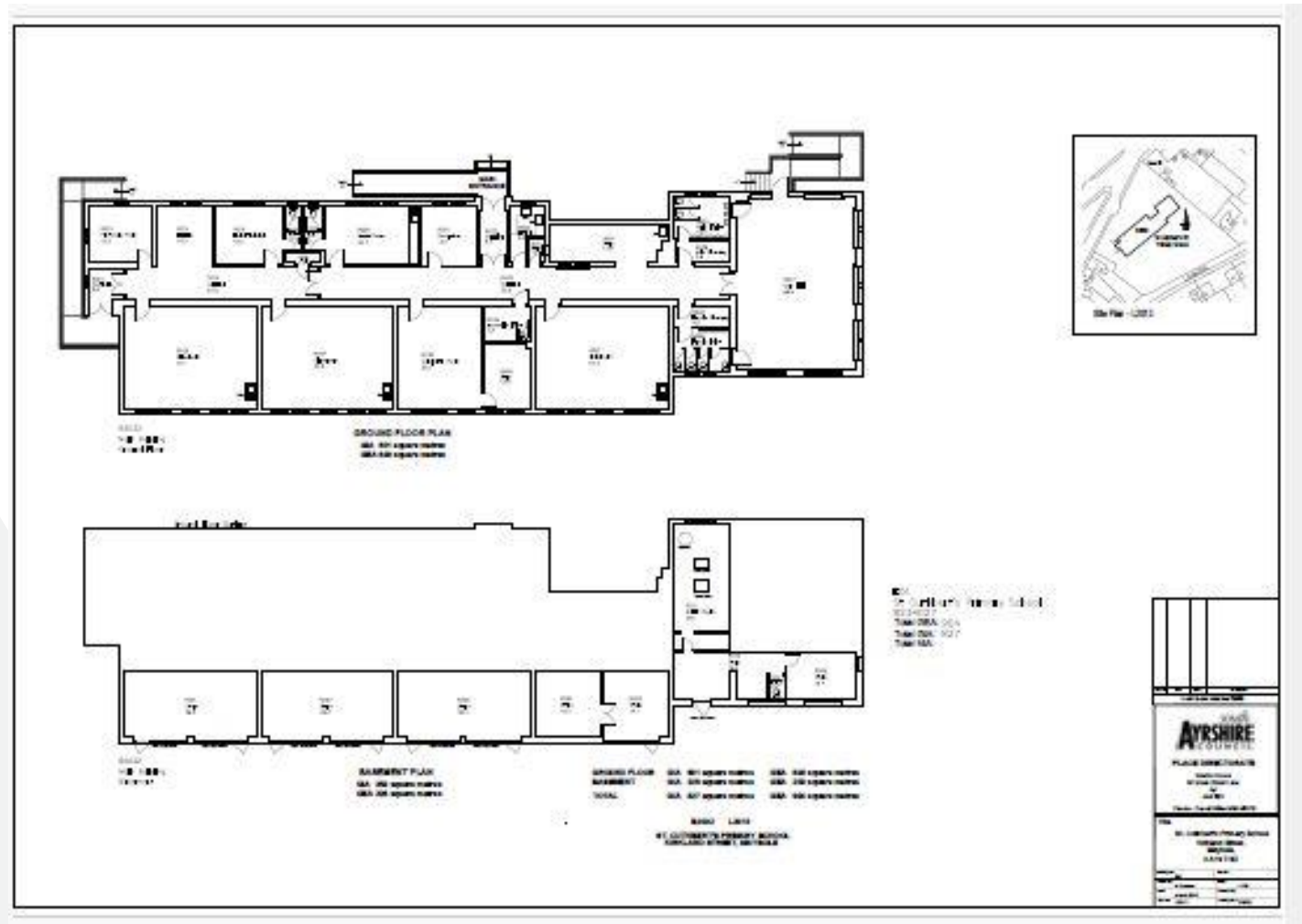
**VALUE ADDED TAX**

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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