

# DM HALL

# For Sale

Rural Site With  
Planning For  
Eco Wellness Park

Barony Colliery,  
Barony Road,  
Auchinleck,  
KA18 2LL



44 hectares  
(109 acres)

# Property Details

- Located on the outskirts of Auchinleck
- Semi-rural location with views of the Doon Valley
- Good drive times to Glasgow, the Central Belt and Dumfries
- Rural ground extending to 44 hectares (109 acres)
- Conditional planning for an eco-wellness facility
- Potential for alternative uses
- Offers over £295,000 are invited

## LOCATION

The site of the former Barony Colliery is on the south side of the B7036 around 2 miles west of Auchinleck. The location is semi-rural with aspects south towards the Doon Valley.

Auchinleck is in the East Ayrshire region of Southwest Scotland, around 14 miles southeast of Kilmarnock (27 minute drive time), 47 miles northwest of Dumfries (1hr 16 minutes) and 35 miles south of Glasgow (50 minutes), accessed via the A76 and A/M77.

Convenience shopping, leisure and education amenities can be found in Auchinleck and in nearby Cumnock. Dumfries House, a popular tourist attraction owned by 'The Kings Foundation', is a short drive south of the property.



# Property Details

## DESCRIPTION

The land at Barony Colliery, is an area of semi-rural ground adjacent to and south of the category B listed 'Barony A Frame', an open-air museum dedicated to the mining history of the local area.

The site is broadly 'L shaped' and is laid out in vegetation and woodland extending south towards the Lugar Water. There are partially surfaced sections to the north of the site adjacent to the 'Barony A Frame' and its associated car park.

The site extends to an area of 44 hectares (109 acres), or thereby.

## PLANNING

The site is zoned as a 'miscellaneous opportunity' in the adopted East Ayrshire Local Plan. Conditional planning permission in principle was granted in January 2024 under reference 23/O491/PPP, for the development of an Eco-Wellness Park comprising self-contained accommodation units (not for permanent residence), reception building and associated wellness therapy, educational and leisure uses.

Indicative plans show a potential scheme comprising of a 40-bedroom hotel, 160 standalone residential units and a series of commercial opportunities commensurate with the proposed eco-wellness use. Detailed information is available via the East Ayrshire Council online planning portal.

The property may have potential for other uses, subject to consent, and further enquiries should be directed to East Ayrshire Council planning department on 01563 576790.

## PRICE

Offers over £295,000 are invited for our clients heritable interest.

A closing date may be set in due course and interested parties should log their interest via the sole selling agents for further details.



# Property Details

## LEGAL COSTS

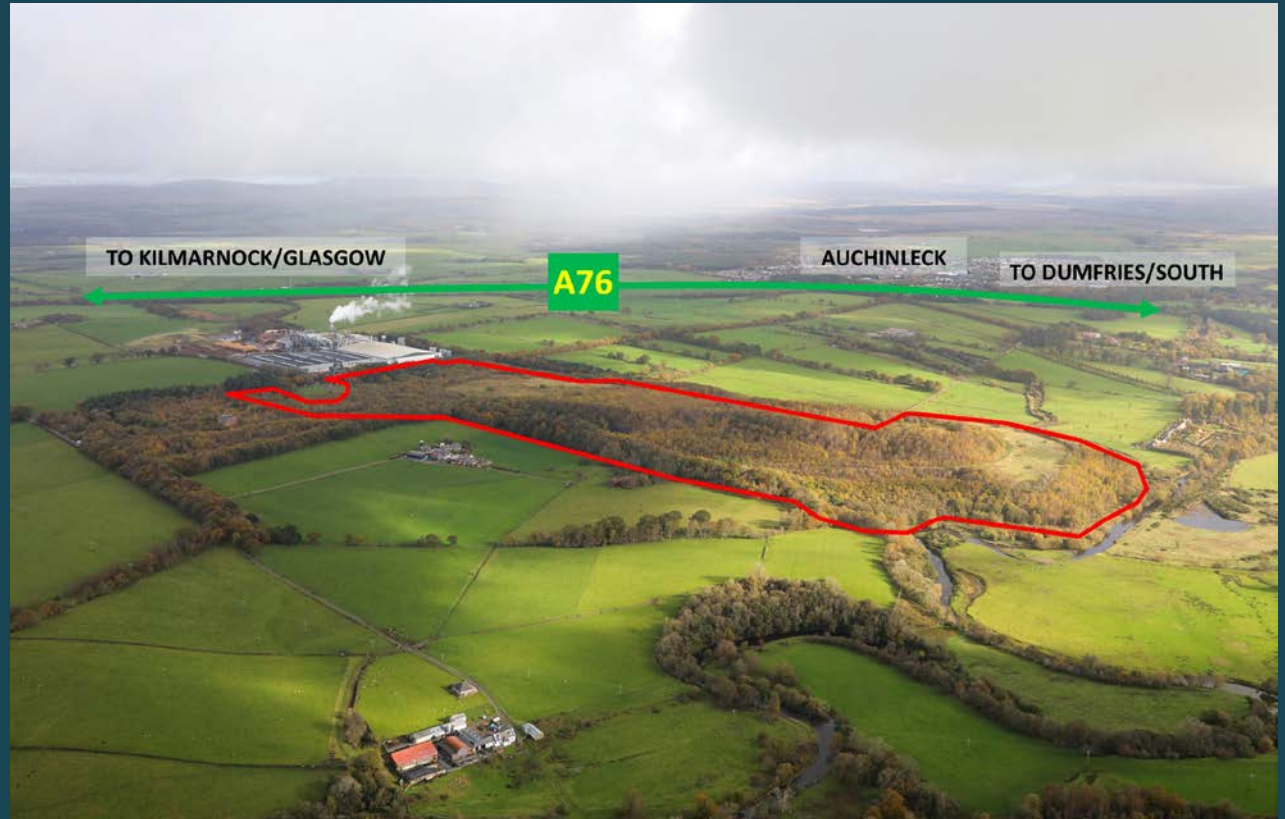
Each party to be responsible for their own legal costs incurred.

## VIEWING & FURTHER INFORMATION

Strictly by contacting the sole agents.

## ANTI MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall are legally required to complete due diligence on purchasers and vendors. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) shall be required to provide, as a minimum, proof of identity and residence and proof of funds for the purchase before the transaction can proceed.



## Make an enquiry

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