

FOR SALE BY ONLINE AUCTION

**Auction Date: 21st
August 2025**

Former Afton Brickworks

**Redevelopment opportunity -
significant upgrade required**

**Site area approx. 3.2 Hectares
(7.9 Acres)**

**Buildings approx. 6,183 sq. m.
(66,552 sq. ft.)**

**RV Nil – No rates currently
payable**

Guide Price : £10,000



VIDEO TOUR



WHAT 3 WORDS

**FORMER AFTON BRICKWORKS BY NEW CUMNOCK,
KA18 4QE**

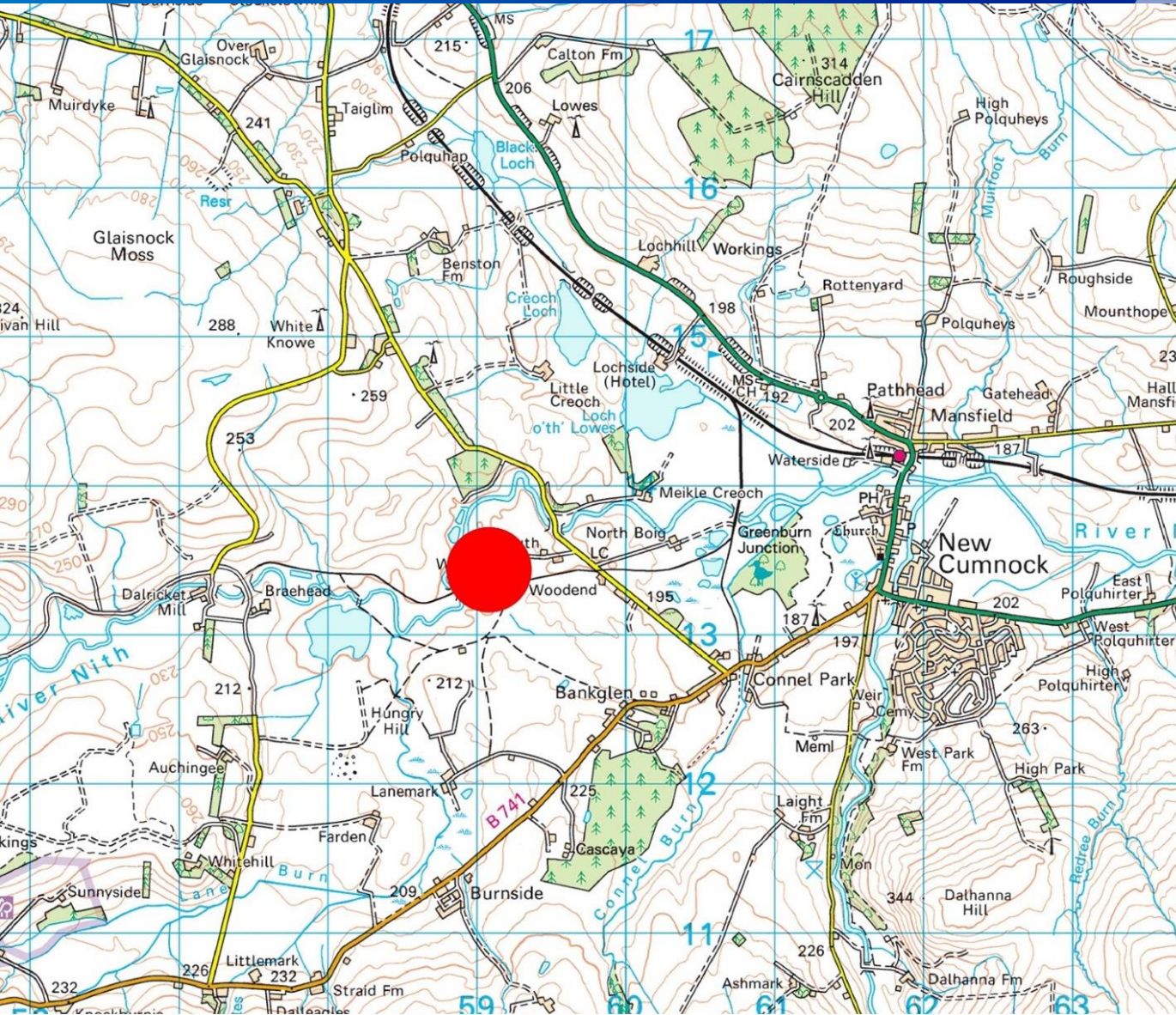
**CONTACT: Kevin N Bell BSc MRICS | kevin.bell@shepherd.co.uk | 07720 466050 |
shepherd.co.uk**





Location

FORMER AFTON BRICKWORKS BY NEW CUMNOCK



The property is located closeby the village of **New Cumnock** which has a population of around **2,900** and lies on the junction of the **A76** and **B741** approximately 8 miles south-east of **Cumnock** in the **East Ayrshire Council** area.

Specifically the subjects are in a semi-rural location west of the village and accessed via the C63 Boig Road.

The property is accessed via a shared roadway with further single track unmade road leading to the complex of buildings. See Legal Pack for further information.

A indicative Site Plan is included overleaf.




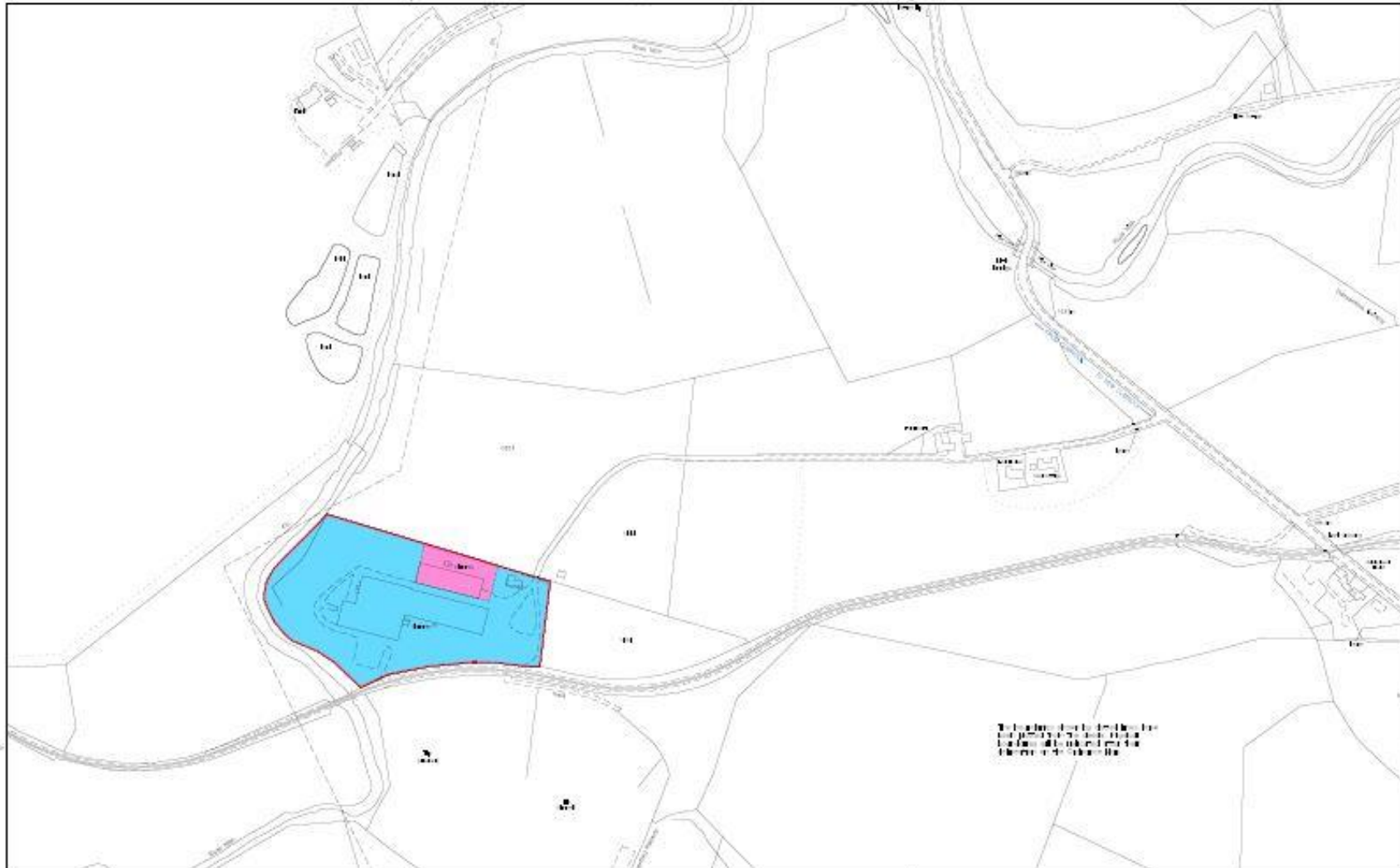
FIND ON GOOGLE MAPS



Site Plan

FORMER AFTON BRICKWORKS BY NEW CUMNOCK

 LAND REGISTER OF SCOTLAND	Office's ID / Date 9965 8/3/2010	TITLE NUMBER AYR48458
	ORDNANCE SURVEY NATIONAL GRID REFERENCE NORTHING 484580 EASTING 458000	1:600 Survey Scale 1:600





Description

FORMER AFTON BRICKWORKS BY NEW CUMNOCK



The former brickworks comprise a series of single story buildings set within a sloping regular shaped site.

The buildings date back to the 1950's formed around a combination of steel and concrete frames with brick walls and sheeted roof.

In addition to the industrial buildings the subjects comprise two brick chimneys whilst an office is adjacent to the site entrance.

Prospective purchasers should be aware that there may be bat roosts in the property. We would draw to your attention that all bat species and their roosts are legally protected.

The site itself is finished primarily in grass and scrub.

	m ²	ft ²
	6,183	66,552

The above floor areas have been calculated on a Gross Internal Floor Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).



Description

FORMER AFTON BRICKWORKS BY NEW CUMNOCK





Auction Date

The auction will be held on 21st August 2025 at 2:30pm.

Registering to Bid

All parties wishing to bid will be required to pre-register against any lots they wish to bid on using the link below:

<https://www.shepherd.co.uk/auctions-remote-bidding/>

Bidders will also be invited to undertake an AML identity check and provide debit card details for a Stripe check.

Deposit

At the end of the auction, the winning bidder must immediately pay a non refundable deposit of 10% of the purchase price (plus VAT if appropriate), subject to a minimum of £5,000.

Reserve Price

The reserve price is the minimum price for which the property can be sold, this figure is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold.

You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration

Guide Price

The property has a guide price of **£10,000**.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices then the reserve price will not exceed the highest value quoted.

Buyer Fees

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

Legal Pack

The legal pack is available to view online.

VAT

See Legal Pack.

Energy Performance Certificate

N/A

Get in Touch

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



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kevin.bell@shepherd.co.uk



Arlene Wallace
a.wallace@shepherd.co.uk

Shepherd Chartered Surveyors
22 Miller Road, Ayr, KA7 2AY
t: 01292 267987 Option 2



ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th 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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