



PLOT LAYOUTS INDICATIVE ONLY

## Glenshellach Industrial Estate, OBAN, PA34 4HG

The development land comprises four individual plots, part serviced and available for development. The sites have been prepared including installation of the infrastructure of roads, street lighting, water, and drainage connections.

- RARELY AVAILABLE DEVELOPMENT LAND IN OBAN
- GROSS AREAS RANGING FROM: 0.98 ACRES to 2.23 ACRES (INDICATIVE ONLY AND SUBJECT TO CHANGE)
- SUITABLE FOR USE CLASSES 4, 5 & 6 OF THE TOWN & COUNTRY PLANNING USE CLASSES (SCOTLAND) (ORDER) 1997
- ON THE INSTRUCTIONS OF HIGHLANDS & ISLANDS ENTERPRISE



## LOCATION

The land occupies a position towards the rear of Glenshellach Industrial Estate which is the main industrial area serving the town of Oban in Argyll. Oban town centre lies approximately 1km to the north east with a busy ferry port and proves to be a popular tourist destination. It lies approximately 99 miles to the north west of Glasgow and 108 miles to the south west of Inverness. Oban benefits from a railway station as well as regular bus services to Glasgow and Inverness.

## DESCRIPTION

The land has been split into four individual plots, all primed for industrial development. Services include mains water, drainage and street lighting. Ducting will be provided for electricity and telephone services.

## PLANNING

It is understood that the subjects are within an area which is designated and suitable for Uses falling within Classes 4, 5 and 6 of the Town & Country Planning Use Classes (Scotland) (Order) 1997. Interested parties should make their own enquiries with regard to planning to the local Planning Authority.

The Use of the sites will be of importance to our client and any offer to buy should give full details of the purchasers' intentions for the site.

## DEVELOPMENT CLAUSE

The purchaser shall: (a) obtain and exhibit any statutory consents which are required and commence the erection upon the subjects of the building or buildings in accordance with detailed plans, elevations, dimensions and specifications approved in writing by HIE prior to the commencement of works and, (b) within two years of the date of entry fully complete the development. If the proprietor fails to fully complete the development within the said period or three years from the date of entry then HIE shall be entitled at any time thereafter to purchase the subjects from the proprietor at a price representing the Market Value at the time.

## SALE TERMS

It will be a condition of any sale that the purchasers enter into a Section 32 (Minute Of) Agreement, whereby the future Use of the subjects is restricted to Classes 4, 5 and 6 of the Town & Country Planning Use Classes (Scotland) (Order) 1997.

## PRICE

Offers for individual sites are invited as follows:

Plot	Gross Site Area (Acres)	Net Developable Site Area (Acres)	Price
1	1.17	0.40	£85,000
2	2.23	0.47	£125,000
3	0.98	0.73	£110,000
4	1.13	0.65	£90,000

Please note: Plot areas are indicative only and subject to change.



## GENERAL

It should be noted that HIE's decision making will normally be based upon best consideration received, however, HIE is under no obligation to accept the highest or indeed any offer.

HIE's disposals policy reflects the Asset Transfer Request provisions in the Community Empowerment (Scotland) Act 2015. This gives powers to community bodies to buy, lease, manage or occupy land and buildings in the ownership of public authorities.

The policy incorporates best value decision making when a community body makes an offer to purchase. Best value disposals (transactions at less than best consideration) are only justified where additional economic, social and environmental benefits that are aligned with HIE's organisational objectives are demonstrated. This takes account of the offer price and wider benefits of the proposal, scoring each offer in terms of non-monetary costs and benefits. A copy of HIE's Asset Transfer Policy Guidance Notes and Best Value Scoring Framework will be made available to all interested parties. If notified of a community interest, all prospective purchasers are advised to provide supplementary information with regards to additional public benefits to be gained from the transaction that are lined with HIE's organisational objectives.

## LEGAL COSTS

Each party will meet their own legal costs.

## ENTRY

By mutual agreement.

## To arrange a viewing contact:



**Kenny McKenzie**

Surveyor

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**Callum Maclean**

Surveyor

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## IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: June 2018