

Land At Scalpay



Development Opportunity / Land



ISLE OF HARRIS HS4 3XU

**FOR
SALE**

- LAND EXTENDING TO 0.61 ACRES OR THEREBY
- OFFERS IN EXCESS OF £3,000 ARE SOUGHT
- ON THE INSTRUCTIONS OF HIGHLANDS & ISLANDS ENTERPRISE



www.g-s.co.uk

the complete property service

Land At Scalpay

ISLE OF HARRIS

LOCATION

Subjects are situated at the junction of the unclassified road leading to the former Kyle Scalpay ferry slip, with the main road leading from Scalpay Bridge to the village of Scalpay.

The Isle of Scalpay lies just off the coast of Harris, benefiting from a bridge link, approximately 5 miles from Tarbert. The subjects benefit from ease of access to the main road network serving Lewis & Harris, with ferry crossings occurring daily to the mainland from the port of Tarbert.

DESCRIPTION

The subjects comprise land which is laid on rough grass with the remaining site extending to 0.61 acres or thereby.

SALE TERMS

It will be a material condition of the sale that the purchaser obtains the vendors prior written consent to their detailed development/ design proposal and evidence having obtained detailed Planning consent for the approved development/design proposals.

PRICE

Sale only offers in excess of £3,000 are sought.

VAT

It should be noted that VAT will be charged on the sale price.

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.

ENTRY

Available at a mutually agreeable date.

LEGAL COSTS

Each party is to meet their own legal costs.

VIEWING

These subjects are open and available for unaccompanied viewing at any time.

FOR SALE

Development Opportunity

Land



VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

Kenny McKenzie - Tel: 01463236977
Email: kenny.mckenzie@g-s.co.uk



CONTACT

Graham + Sibbald
4 Ardross Street
Inverness,
IV3 5NN
Tel: 01463 236977

IMPORTANT NOTICE:

- Please read carefully
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.
 4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
 5. A list of Partners can be obtained from any of our offices.

Published: 12 September 2017

Aberdeen 01224 625024
Ayr 01292 271030
Dundee 01382 200064
Edinburgh 0131 225 1559
Falkirk 01324 638377
Glasgow 0141 332 1194
Hamilton 01698 422500
Inverness 01463 236977
Kilmarnock 01563 528000
Kirkcaldy 01592 266211
Paisley 0141 889 3251
Perth 01738 445733
St Andrews 01334 476 210
Stirling 01786 463111
Weybridge 01932 260 726