



**+ Graham
Sibbald**

DEVELOPMENT FOR SALE



SANDBANK BUSINESS PARK HIGHLAND AVENUE, DUNOON

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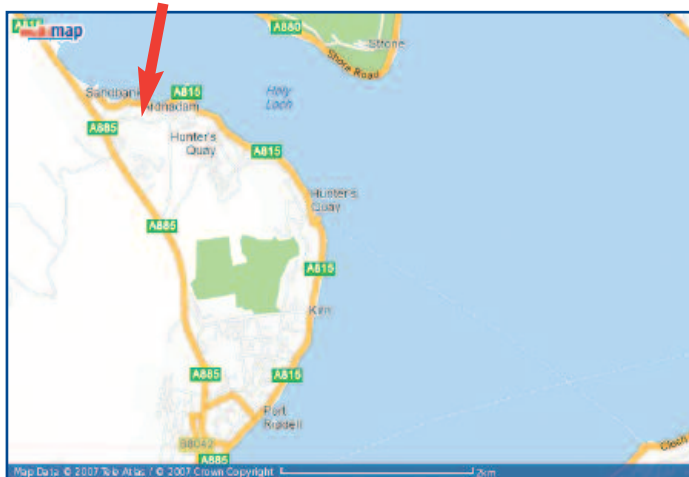
- ON THE INSTRUCTIONS OF
HIGHLAND & ISLANDS ENTERPRISE
- 9 SEPARATE DEVELOPMENT SITES

SANDBANK BUSINESS PARK DEVELOPMENT

LOCATION

The subjects are situated within a recently completed extension to the Sandbank Industrial Estate which lies on the outskirts of the town of Dunoon. The Sandbank Estate has been developed over a number of years by Highland and Islands Enterprise. The sites lie on an extension to Highland Avenue which is the main spine road serving the industrial estate.

Dunoon is a well established town lying in the west of Scotland, on the west side of the Firth of Clyde.



DESCRIPTION

The subjects comprise nine areas of land available for development. The sites have been prepared around a new roads infrastructure. The sites have been finished on a platform surface and are ready for development.

SERVICES

Connections to mains water/electricity and drainage are available. In regard to drainage, it is understood that infrastructure serving the Sandbank Estate and surrounding area is nearing capacity and Scottish Water will consider individual applications to connect to the mains drainage system on a case by case basis. It will therefore be the responsibility of the purchaser to satisfy himself that connection to the mains system will be permitted.

PLANNING

The extension to the Industrial Estate has been developed and it is anticipated that it will be utilised for uses falling within Classes 4, 5 and 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. These Use Classes allow for a variety of uses including Business, Light Industrial Storage and Distribution. Any development of the sites will of course be subject to the normal planning consent procedures which will be the responsibility of the purchaser.

CONDITION OF SALE

Any purchaser will be required to enter into a Section 32 Agreement in terms of HIE's Enabling Legislation. This will restrict the future use of the subjects to that falling within classes 4, 5 & 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

TENURE

The sites are held on outright ownership basis.

VAT

It should be noted that prices quoted below will be subject to VAT.

GENERAL

It should be noted that prospective purchaser will be required to make their own investigations with the Planning Authority and satisfy themselves that their proposed use falls within the permitted use classes.

Under our clients remit as the Development Agency the use of any site will be of importance to them and any interest to be noted should be accompanied by full details of the proposed purchasers intention for the site.

It should be further noted that our clients reserve the right not to accept the highest offer or indeed any offer

PRICE

Offers for individual sites or a combination of sites, with net developable areas shown are invited as follows:-

Site 1.1	Area : 0.33 ha /0.815 acres.	Price £85,000
Site 1.2	Area : 0.29 ha/0.717 acres.	Price £75,000
Site 1.3	Area : 0.29 ha/0.717 acres	Price £63,000
Site 1.5	Area : 0.34 ha/0.84 acres	Price £63,000
Site 1.6	Area : 0.1 ha/0.247 acres	Price £20,000
Site 1.6b	Area : 0.26 ha/0.642 acres	Price £57,000
Site 1.7	Area : 0.31 ha/ 0.766 acres	Price £69,000
Site 1.8	Area. 0.35 ha/0.864 acres	Price £77,000
Site 1.9	Area : 0.44 ha/1.08 acres	Price £100,000.

VIEWING

Strictly by appointment through Messrs. Graham & Sibbald.



WITH OFFICES IN:

- ABERDEEN
- GLASGOW
- PAISLEY
- DUNDEE
- HAMILTON
- PERTH
- DUNFERMLINE
- INVERNESS
- STIRLING
- EDINBURGH
- KILMARNOCK
- WEYBRIDGE
- FALKIRK
- KIRKCALDY



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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.