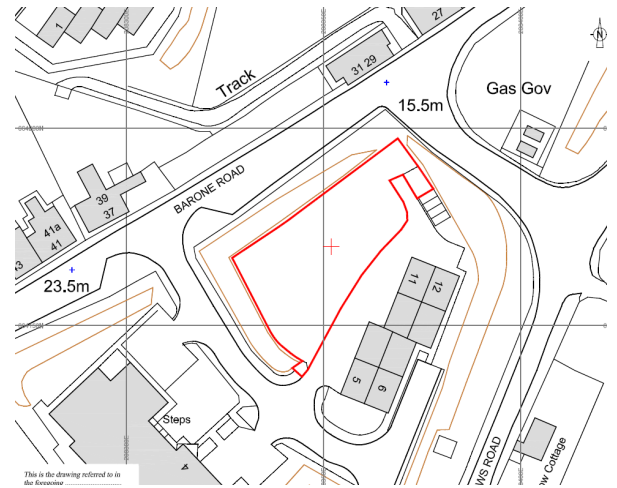
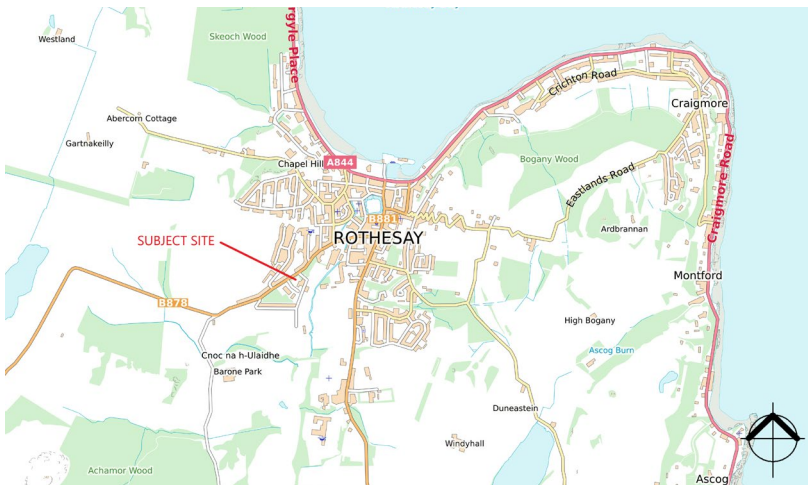


## Commercial Development Land, Bute Business Park Rothesay, Isle of Bute, PA20 0DY

- Site Area: 0.12 ha / 0.30 acres or thereby.
- Situated in established business park.
- Suitable for Class 4 & 6 uses.
- Price available on application



## LOCATION

The site is situated approximately half a mile to the south west of the town centre of Rothesay, Isle of Bute within Bute Business Park.

Bute Business Park is an established commercial area located in an offshoot from Barone Road on the south western outskirts of Rothesay. Surrounding properties are mostly commercial in nature with occupiers including Telecom Service Centres Ltd, Historic Environment Scotland and HM Coastguard.

Rothesay is the principal settlement of the Isle of Bute which lies in the Kyles of Bute off the Firth of Clyde. Rothesay benefits from ferry links to Wemyss Bay on the West Coast of the mainland. Ferry links are also available from the Isle of Bute to Collintraive in the north.

## DESCRIPTION

The subjects comprise an individual development plot measuring 0.12 ha / 0.30 acres or thereby.

## PLANNING

The subjects previously had planning permission for the erection of 4 business units which has since lapsed — further details on this can be provided if required. The seller's aspiration is to see a development of this nature (i.e. small business units) on the site although other uses may be considered on a case-by-case basis. The subjects are also designated as being within an established business and industry area in the Argyll & Bute Local Development Plan 2.

## SALE PRICE

To be provided on application.

## VAT

Applicable on all costs unless stated.

## SERVICES

Electricity, water and mains drainage are understood to be available nearby from the main road. However, interested parties are advised to satisfy themselves as to availability and any connection costs.

## SALE CONDITIONS/DEVELOPMENT

### TIMESCALES

All sales will be conditional on planning being secured by the purchaser, with plans to be approved in advance by the seller.

The site will be sold subject to a Section 32 Agreement which will set development timescales that must be adhered to by the purchaser. The purchaser will have 12 months to secure planning permission and once secured the proposed development must be completed within 24 months. The Section 32 Agreement will document this and will also restrict the use to the proposed development. If a permitted development does not take place within the agreed timescale, then HIE will have a 'buy back' option.

### GENERAL

A closing date will be set for expressions of interest. HIE's decision making will normally be based upon the highest offer received although please note HIE is under no obligation to accept the highest, or indeed any, offer. Further to this, HIE has a duty to respond to asset transfer requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a best value basis when there is a community interest in the property. We will notify interested parties in advance of whether bids will be valued on a best value basis prior to setting a closing date. For more information, see HIE's community assets webpage here (link below):

[assetplustransferplusrequestsplusplsguidance-1.pdf](https://www.hie.co.uk/assetplustransferplusrequestsplusplsguidance-1.pdf) (hie.co.uk)

### LEGAL COSTS

Each party will be responsible for their own legal costs incurred with any transaction. The purchaser will solely be responsible for the payment of any LBTT and/or title registrations costs where applicable.

### VIEWING

To be arranged via Graham + Sibbald  
4 Ardross Street, Inverness, IV3 5NN

## To arrange a viewing contact:



**Callum Maclean**

Surveyor

01463 236 977

[callum.maclean@g-s.co.uk](mailto:callum.maclean@g-s.co.uk)



**John MacBean**

Partner

07780 958 673

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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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6. Date of Publication: April 2024