



Glenshellach Business Park, Glengallan Road, Oban, PA34 4HH

The subjects comprise 3 areas of land available for development. The sites have been prepared including installation of the infrastructure of roads, lighting, water, electricity and drainage connections.

- On the instructions of Highlands & Islands Enterprise
- Subjects comprise 3 separate sites available for class 2 & 4 use





LOCATION

Oban is a well-established town lying on the west coast of Scotland. It is a popular tourist resort and serves as the main ferry terminal for the Western Isles.

The properties are located within Glenshellach which was developed in recent years by Highlands & Islands Enterprise. The sites are located close to the entrance of the estate accessed from Soroba Road and lies close to the local Hospital.

DESCRIPTION

The subjects comprise 3 areas of land available for development. The sites have been prepared including installation of the infrastructure of roads, lighting, water, electricity and drainage connections. The sites have been hardcore surfaced and are ready for development with the exception of sites 6 & 7 which have surface material that requires removal.

PLANNING

The site has been developed as a business park and it is anticipated that it will be utilised for uses falling within Classes 2 and 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. This permits use of the site for financial, professional and other services and for business. Any development of course would be subject to planning consent. Our clients are anxious to ensure that the business park is developed to a high standard and will contain prestigious and clean business uses. Accordingly the use of the sites will be of importance to them and any offer to buy should give full details of the purchasers intention for the site. In addition the design of the buildings will be an important consideration and particular attention will be required to

the finishes used in the buildings and landscaping.

Interested parties would also require to make their own investigations with the Planning Authority.

CONDITION OF SALE

As a condition of the sale purchasers will be required to enter into a Section 32 agreement in terms of HIE's enabling legislation. This will restrict the use to that falling within Classes 2 & 4 of the Town & Country Planning (Use Classes) (Scotland) Order 1997.

TENURE

The sites are held on the basis of outright ownership.

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.

VAT

Prices quoted below will be subject to VAT.

PRICES

Offers for individual sites are invited as follows:-

	Gross Site	Developable Site	Price
Site 5	0.586Ha 1.449Ac	0.336Ha 0.830Ac	U/O
Site 6	0.406Ha 1.002Ac	0.235Ha 0.581Ac	£58,000 Plus VAT
Site 7	0.292Ha 0.720Ac	0.231Ha 0.527Ac	£53,000 Plus VAT

To arrange a viewing contact:



Callum Maclean

Graduate Surveyor
callum.maclean@g-s.co.uk
01463 701 884



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Chartered Surveyor
Kenny.McKenzie@g-s.co.uk
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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: January 2018