

Introduction

North Lanarkshire Council is pleased to offer to the market this exciting scenic residential development opportunity.

- ❖ Well positioned, with spectacular views over the Sound of Kerrera.
- ❖ Excellent transport links with the A816 and A85 easily accessible.
- ❖ Oban town centre is 1.4 miles away offering a variety of services and shops.
- ❖ Oban is served by its own airport, train station and Oban ferry terminal.
- ❖ The site is within the Oban Settlement Zone.

Location

The site is situated close to Oban town centre. Within the grounds of Kilbowie House, a CAT B listed building.



Price

Offers around £1.3 million are invited for the site. The council intends to waive exemption from VAT, therefore VAT will be charged on the price.

Supplementary Information

The information folder includes a pre-application planning advice report from Argyll & Bute Planning Authority and a disposal plan.

Closing Date

The closing date for offers is **12 noon Friday 18th August 2023**. Any submission that does not meet the requirements detailed herein will be excluded.

Bid Submissions

All bidders must be registered with [Public Contracts Scotland](#) as a "Supplier" (this is a free service and registration can be concluded within 10 minutes of logging onto the site).

Once registered, you will then be able to search the site by using the "search notices" tab.

From here you can download the supplementary information ask questions and upload your bid submission. Please include the following information with your submission:

- a clear statement of the sum offered, along with any proposed contractual conditions/timescales.
- drawings of the proposed development, showing layout, plot numbers, access and parking proposals.

The Council will only accept bid submissions made via the Public Contracts Scotland portal.

Bids arriving after the closing date/time will not be considered. Bids will not be accepted if sent by fax or email.

Following Closing Date

Once a preferred bidder is selected, final authority to proceed with the disposal will be required from the NLC Finance & Resources committee on Wednesday 13th September 2023.

The final legal offer production will be by way of agreement between the council and the selected preferred bidder.

Legal Costs

Each party shall be responsible for their costs.

Viewing & Further Information

The property is easily accessible for viewing and any further information will be available via the Public Contracts Scotland portal.

Point of Contact

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The seller does not undertake to accept the highest offer, or indeed any offer received.

NLC privacy statement can be viewed at [Estates Privacy Statement](#)

IMPORTANT NOTE

- These particulars set out the general outline for the guidance of intended purchasers and do not constitute, nor constitute part of an offer or contract nor do they constitute an instruction.
- All descriptions, dimensions, reference to conditions and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- The information contained within these particulars has been checked and, unless otherwise stated, is understood to be materially correct at the date of publication. After the particulars have been printed, circumstances may change outwith our control. When this occurs, we will endeavour to inform all enquirers at the earliest opportunity.
- All prices quoted are exclusive of VAT.
- Date of Publication: June 2023.