

TO LET/MAY SELL

INDUSTRIAL / DEVELOPMENT OPPORTUNITY / LAND



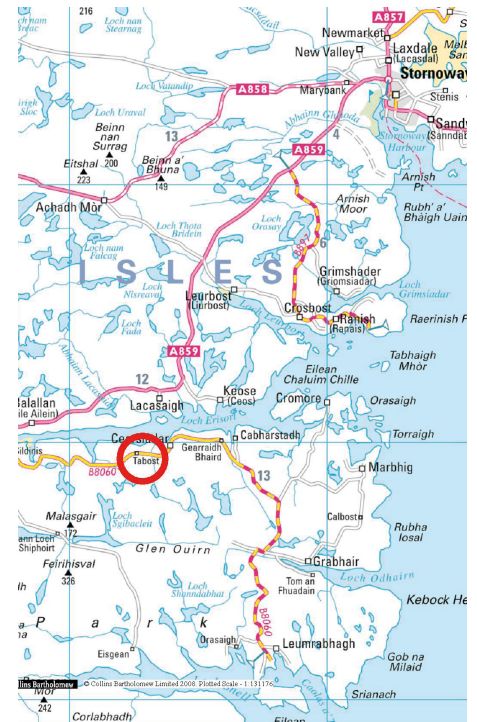
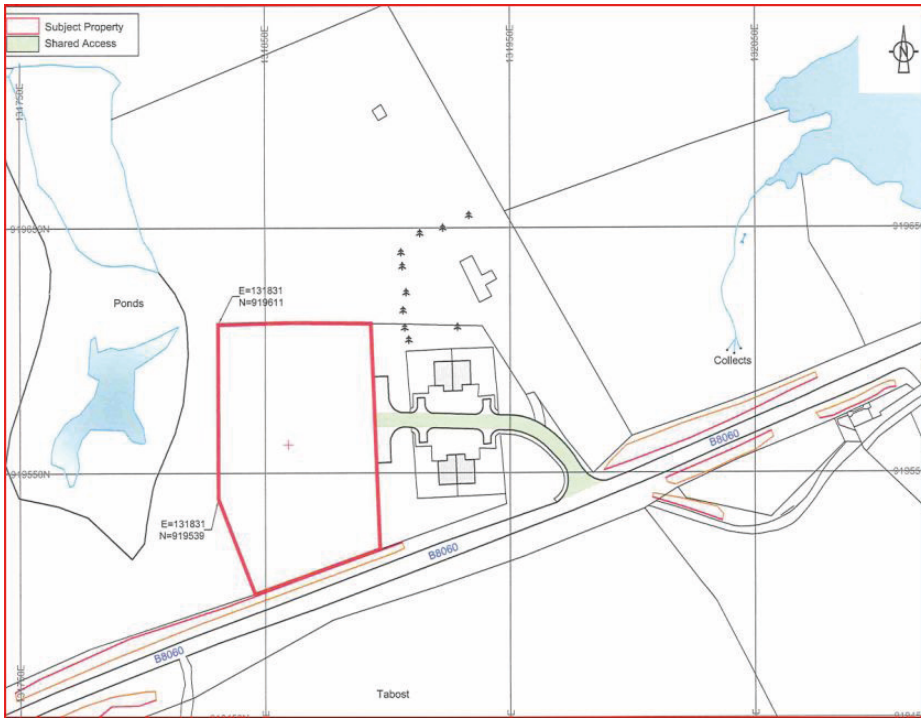
Land at Habost, South Lochs, Isle of Lewis, HS2 9QB

The subjects comprise an unserviced site which is generally rectangular in shape presently laid in heath.

- On the instructions of Highlands & Islands Enterprise
- Site extending to 0.638 Ha/1.576 Acres or thereby
- Suitable for Class 4, 5 or 6 uses



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



LOCATION

The subjects are situated in the small Habost Business Estate some 4 miles east of Balallan and lies approximately 13.5 miles south of Stornoway the principal port and town in the Western Isles.

DESCRIPTION

The subjects comprise an unserviced site which is generally rectangular in shape presently laid in heath. We calculate that the site extends to 0.638 hectares/1.576 acres or thereby.

SERVICES

It is understood that mains water and electricity may be available close by but interested parties will be required to make their own investigations with the relevant utility authority.

PLANNING

We understand the site is zoned for uses falling within Classes 4, 5 & 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should make their own enquiries to the Local Planning Authority.

PRICE

£15,000 + VAT is sought for the subjects.

VAT

Prices quoted above will be subject to VAT.

DEVELOPMENT CLAUSE

The Purchaser shall (a) obtain and exhibit any statutory consents which are required and commence the erection upon the Subjects of a building or buildings in accordance with detailed plans, elevations, dimensions and specifications approved in writing by HIE prior to the commencement of works within

12 months of the date of conclusion of missives and; (b) within 2 years of the Date of Entry, fully complete the development; If the Proprietor fails to fully complete the development within the said period of 2 years from the Date of Entry then HIE shall be entitled at any time thereafter to purchase the Subjects from the Proprietor at a price representing the market value at the time.

CONDITION OF SALE

The future use of the subjects will be restricted to Uses falling within Classes 4, 5 and 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

GENERAL

HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest or indeed any offer. Further, 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 if bids will be valued on a Best Value basis prior to setting a closing date. For more information see <http://www.hie.co.uk/community-support/community-assets/asset-transfer-requests.html>

LEGAL COSTS

Each party will meet their own legal costs.

ENTRY

Entry to be mutually agreed.

VIEWING & FURTHER INFORMATION

Strictly by appointment through Messrs Graham + Sibbald

To arrange a viewing contact:



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



Frazer Mackay
Property Manager
frazer.mackay@g-s.co.uk
01463 701 899

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.
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.
6. Date of Publication: January 2019.