

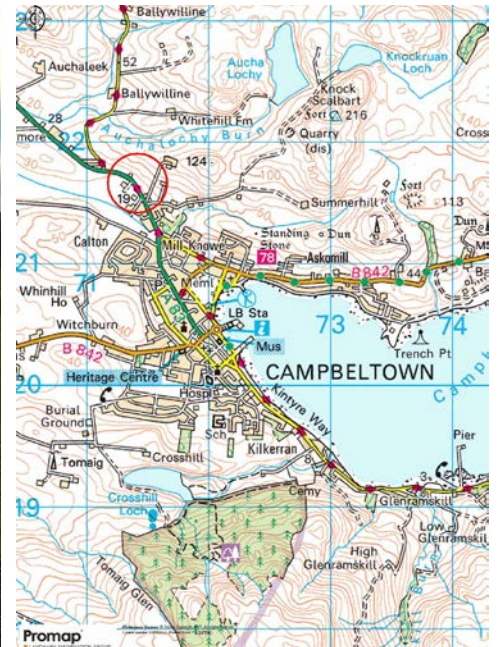


Land at Snipefield Business Park, Campbeltown, PA28 6SY

- Gross site extending to 5.81 Acres / 2.35 Hectares or thereby
- Suitable for class 4, 5 and 6 use
- Asking price: £125,000
- On the instructions of Highlands and Islands Enterprise



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



LOCATION

The land is located on the northern outskirts of Campbeltown which is a town in Argyll & Bute. The land is located adjacent to Snipefield Industrial Estate off the A83.

DESCRIPTION

The subjects comprise a development opportunity which is irregular in shape. The site is generally level in nature and laid with grass.

Title plans are available on application. The gross site extends to 5.81 acres / 2.35 hectares or thereby.

SERVICES

It is understood that connections to mains water, electricity and drainage are available close by, but interested parties should make their own investigations to the relevant Local Authority.

PLANNING

The subjects lie in an area which is designated to general industrial use and the site would be suitable for uses falling within Classes 4, 5 and 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should make their own enquiries with regard to planning to the Local Planning Authority.

PRICE

Our client is seeking offers at £125,000.

DEVELOPMENT CLAUSE

The purchaser shall a) within 12 months of the date of conclusion of missives, obtain and exhibit any

statutory consents which are required and commence the erection of building or buildings in accordance with the detailed plans, elevations and specifications approved in writing by Highlands and Islands Enterprise prior to the commencement of works upon the subjects 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 Highlands and Islands Enterprise reserve the right at any time thereafter to purchase the subjects from the proprietor for a price representing Market Value at that time.

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>

VAT

All figures quoted are net of VAT.

ENTRY

By mutual agreement.

To arrange a viewing contact:



Kenny McKenzie

Surveyor

kenny.mckenzie@g-s.co.uk

01463 236 977



Callum Maclean

Surveyor

callum.maclean@g-s.co.uk

01463 236 977

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