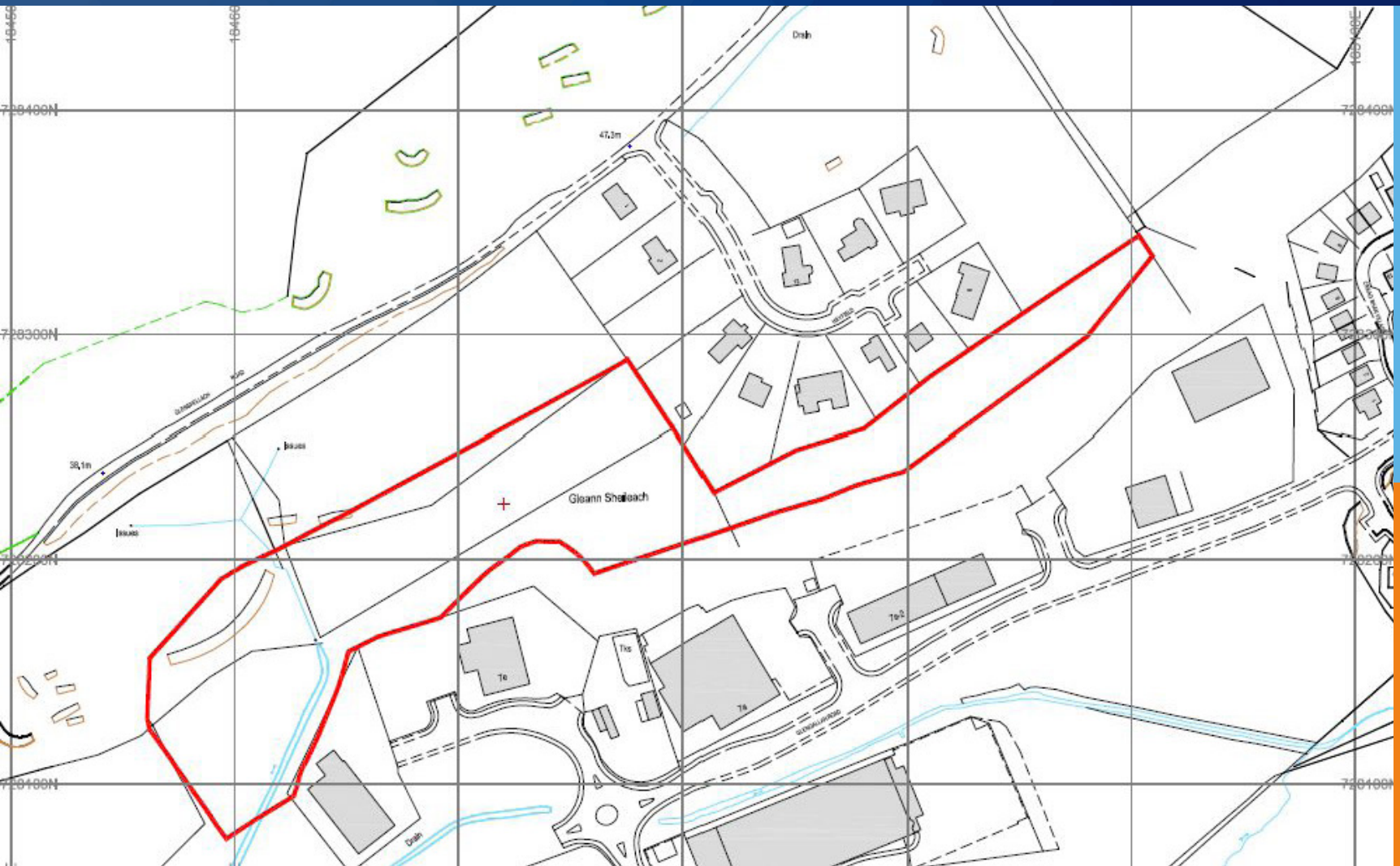
Ryden

# FOR SALE

## LAND
## 5.91 ACRES (2.39 HECTARES)




**GLENGALLAN ROAD**
**GLENSHELLACH INDUSTRIAL ESTATE**
**OBAN**
**PA34 4HG**

**GUIDE PRICE: £20,000 PLUS VAT**

**SHARES BOUNDARIES WITH A NUMBER OF COMMERCIAL AND RESIDENTIAL PROPERTIES**

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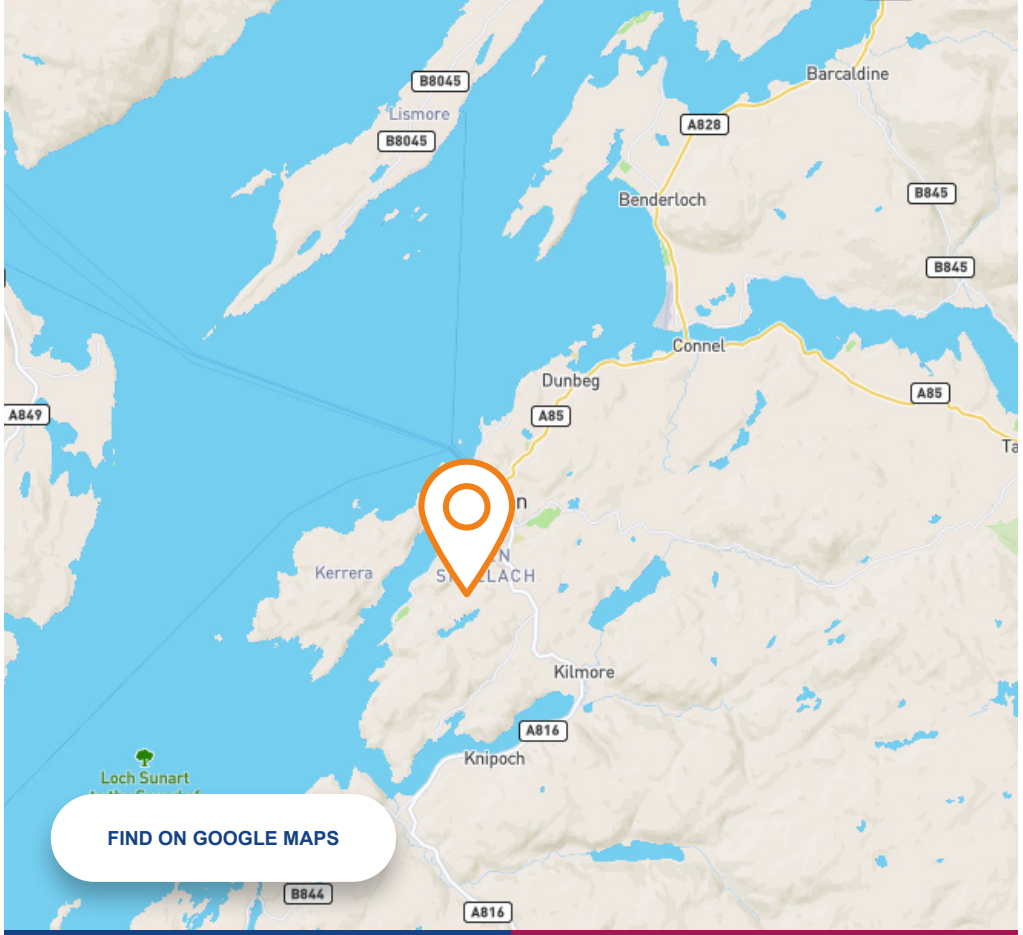


**LOCATED IN CLOSE PROXIMITY TO POPULAR GLENSHELLACH INDUSTRIAL ESTATE**

## LOCATION

The subjects are located on the outskirts of the town of Oban on the West Coast of Argyll, Scotland. Oban has a busy ferry port and is a popular tourist destination, particularly in summer months. It lies approximately 99 miles to the north west of Glasgow and 109 miles to the south west of Inverness.

The subject land is located adjacent to the Glenshellach Industrial Estate which is the main industrial location serving the town. Immediate surrounding occupiers to the subjects include Travis Perkins, City Plumbing, Bidfood Oban and MKM Building Supplies. Part of the site is also bordered by residential housing to the north.

## DESCRIPTION

The subjects comprise undulating rough grazing land of irregular shape. It is currently unused and has no direct access from any nearby road.

## PLANNING

There is no planning permission in place for development of the site nor does it have any specific zoning in the current local development plan. Any purchasers should satisfy themselves as to the viability of their proposed use.

## GUIDE PRICE

£20,000 plus VAT.

## 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.

## VAT

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred, with the ingoing tenant being responsible for any Land & Buildings Transactional Tax, recording dues and VAT as applicable.

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## LAND NEAR TO GLENGALLAN ROAD OBAN

# GET IN TOUCH

Please get in touch with our agent for more details.


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