Ryden

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY

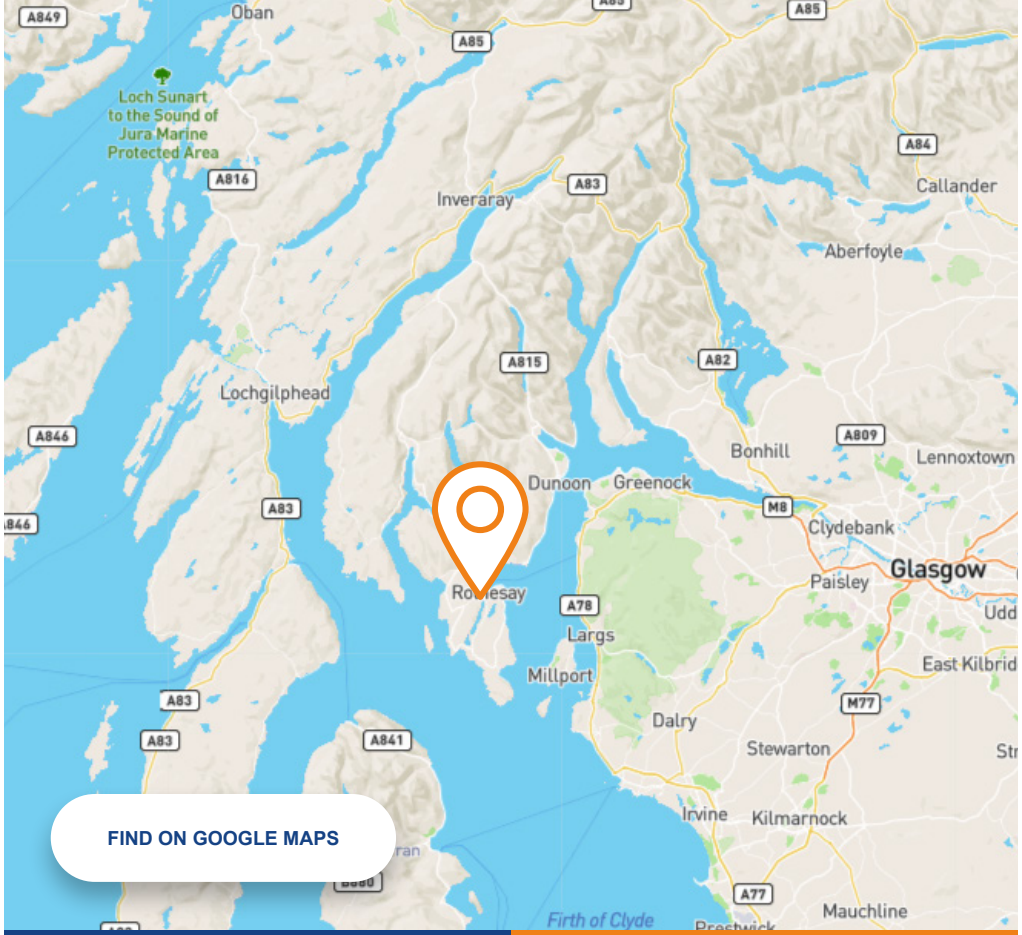
1.98 ACRES (0.80 HECTARES)



BARONE ROAD
ROTHESAY
ISLE OF BUTE
PA20 0ED

- ALLOCATED HOUSING SITE
- ESTABLISHED RESIDENTIAL AREA
- OPEN COUNTRYSIDE TO THE WEST
- SERVICES IN THE EXISTING ROADWAY

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RESIDENTIAL DEVELOPMENT SITE ON THE OUTSKIRTS OF ROTHESAY

LOCATION

The site is situated to the south side of Barone Road which is a desirable suburb on the south western outskirts of Rothesay. Surrounding properties are mostly residential in nature although Bute Business Park does sit to the north east.

Rothesay is the principal settlement of the Isle of Bute which lies in the Kyles of Bute off the Firth of Clyde. Rothesay benefits from ferry links to Wemyss Bay on the West Coast of the mainland. Ferry links are also available from the Isle of Bute to Collintrave in the north.

DESCRIPTION

The subjects comprise of rough grazing land extending to 0.80 hectares / 1.98 acres or thereby. The property gently slopes downwards from Barone Road towards a line of houses on Meadows Road. The boundaries of the site are screened by mature, established trees.

PLANNING

The subjects are currently zoned for housing within the Argyll and Bute Local Development Plan. The site reference within the plan is H-AL 1/1.

SERVICES

Electricity, water and drainage are understood to be available nearby from the main road. However, interested parties are advised to satisfy themselves as to availability and any connection costs.

SCOTTISH GOVERNMENT FINANCIAL ASSISTANCE

Financial assistance is potentially available to developers through the Scottish Government Partnership Regeneration Fund. Further information on this is available at the below link and also by contacting Argyll & Bute Council on 01546 604785.

GUIDE PRICE

£300,000.

SALE CONDITIONS

All sales will be conditional on planning being secured by the purchaser, with plans to be approved in advance by the seller.

The site will be sold subject to a Section 32 Agreement which will set development timescales that must be adhered to by the purchaser. Once planning is secured, the proposed development must be completed within 24 months. The Section 32 Agreement will document this and will also restrict the use to the proposed development. If a permitted development does not take place within the agreed timescale, then HIE will have a ‘buy back’ option.

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 anyoffer.

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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GET IN TOUCH

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