



Residential Development Opportunity Barone Road/Meadows Road, Rothesay, Isle of Bute, PA20 0ED

- Established desirable residential location
- Site zoned in local plan for housing
- Local Plan Ref: H-AL 1/1
- Guide price - £300,000
- Potentially financial assistance available though the Scottish Government Partnership Regeneration Fund





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 Collintraive 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.

GUIDE PRICE

£300,000.

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.

Gro Grants (www.gov.scot)

VAT

Applicable on all costs.

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.

SALE CONDITIONS/DEVELOPMENT TIMESCALES

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 any, offer.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with any transaction. They will also be responsible for payment of any LBBT and/or title registrations costs where applicable.

VIEWING + OFFICE ADDRESS

To be arranged via Graham + Sibbald
4 Ardross Street
Inverness
IV3 5NN

To arrange a viewing please contact:



Anna Massie

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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and/or detailed financial and corporate information will be required before any transaction can conclude.

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.
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6. Date of Publication: December 2024