



The Rankin Site, Highland Avenue,
Sandbank Industrial Estate,
Dunoon,
Argyll & Bute PA23 8RP

- Site Area: 0.69 ha / 1.70 acres or thereby
- Prominent site in established business park/industrial estate.
- Suitable for Class 4 & 6 uses.
- Guide Sale Price: £120,000 plus VAT.
- Platformed site awaiting development

LOCATION

The subjects are located within the popular Sandbank Business Park/Industrial Area in the northern outskirts of the town of Dunoon, just off the A885. Surrounding occupiers within the estate include Argyll College (UHI), Webhelp, The Driver & Vehicle Standards Agency and Argyll & Bute Council.

With proximity to Glasgow, Dunoon offers excellent links by road and ferry to Scotland's central belt, with easy access to the motorway, rail networks and Glasgow airport. A quick ferry trip, then jump on the train and you can be in the centre of Glasgow in around an hour and a half.

DESCRIPTION

The subjects comprise an individual platformed development site of conventional shape measuring 0.69 hectares / 1.70 acres or thereby. The site is bordered on three sides by mature trees which provide natural screening whilst the south western boundary is relatively open and sits adjacent to a public car park. Access to the site is possible from this car park area with additional access likely possible subject to attaining the required consents and permissions.

PLANNING INFORMATION

The subjects are currently designated as being within an 'Established and Business Industry Area' in the Argyll and Bute Local Development Plan 2.

GUIDE PRICE

£120,000 plus VAT.

VAT

It should be noted that all figures quoted will be subject to VAT.

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. The purchaser will have 12 months to secure planning permission and once 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.

LETTING ENQUIRIES

Enquiries in to letting the subjects will be considered on a case-by-case basis. Quoting rentals/lease terms will be provided on application subject to client approval.

GENERAL

A closing date will be set for expressions of interest. 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.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with any transaction. The purchaser/tenant will solely be responsible for the payment of any LBTT and/or title registrations costs where applicable.

VIEWING

To be arranged via Graham + Sibbald.

To arrange a viewing please contact:



Callum Maclean MRICS

07803 896941

Callum.Maclean@g-s.co.uk



Anna Massie

07803 896938

Anna.Massie@g-s.co.uk

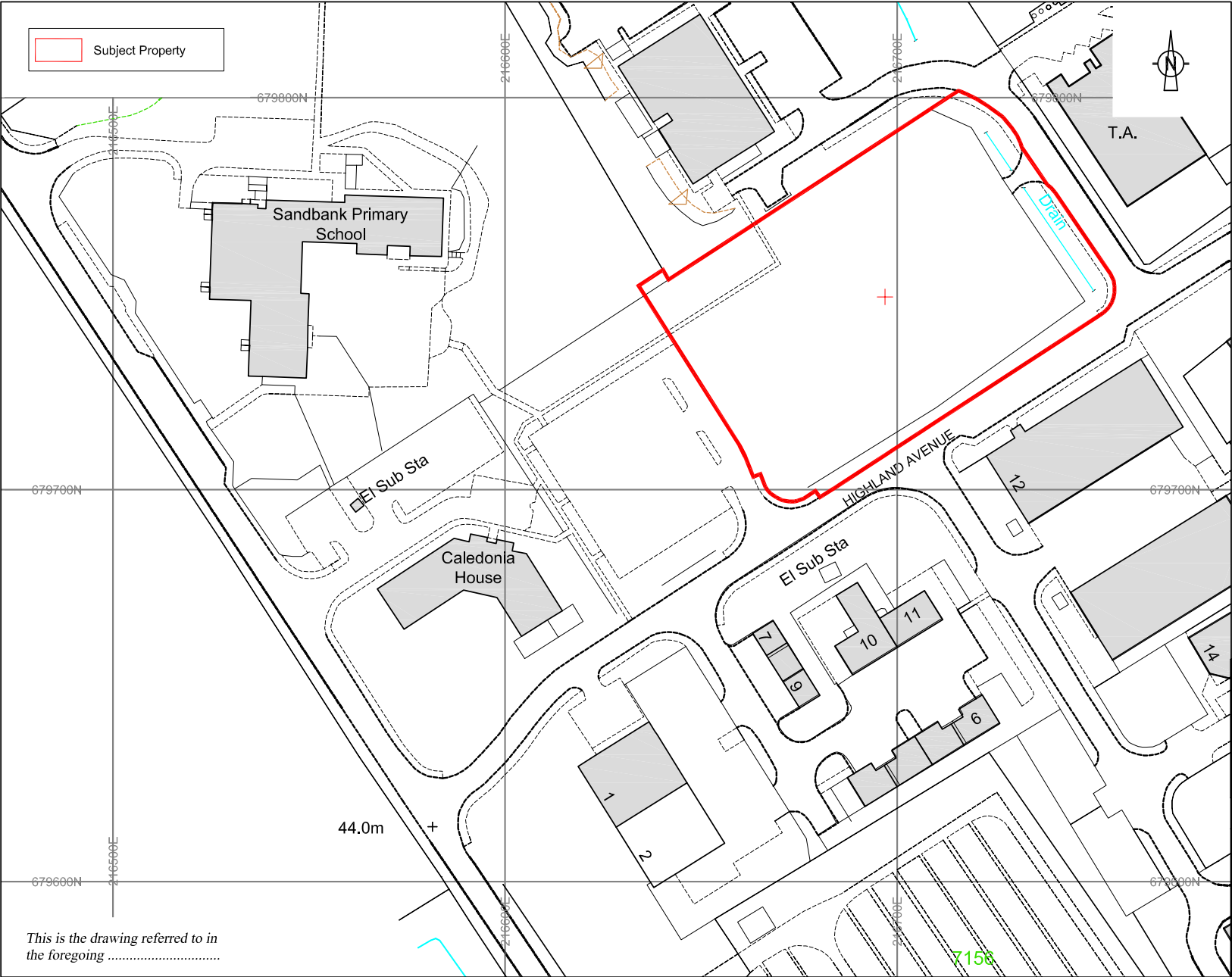
ANTI-MONEY LAUNDERING (AML) PROCESS

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

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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.
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6. Date of Publication: February 2025





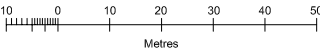
Location Plan
(NOT to scale)

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Subject Area = 0.69 Ha.
= 1.70 Acres



(Scale 1 : 1000 @ A3)

Centre Coordinates: 216697E 679749N



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean

TITLE PLAN

Property:	Rankin Site Sandbank Industrial Estate Dunoon
Property Ref:	
Drawing No.	0113-Sandbank-Rankin-01
Revision:	
Prepared by:	Highland CAD Services
Date	13/01/2025