



## Leverburgh Industrial Estate, Isle of Harris

The subjects comprise two separate sites which are generally rectangular in shape and presently laid in grass.

- Site extending to 0.190 Acres or thereby
- Suitable for class 4, 5 and 6 uses
- On the instructions of Highlands and Islands Enterprise



**Highlands and Islands Enterprise**  
Iomairt na Gàidhealtachd 's nan Eilean

## LOCATION

The subjects are located in Leverburgh within a small development of industrial units carried out by Highlands & Islands Enterprise. Leverburgh is situated on the south west side of Harris approximately 20 miles south of Tarbert and 56 miles south of Stornoway. There are reasonable road transport links to Tarbert, which is the nearest road ferry port with daily sailings to Uig on the Isle of Skye. Furthermore, there are good transport links to Stornoway, which is the principal town and ferry port serving the Western Isles which is also served by the main regional airport. All facilities are readily available in Leverburgh or nearby Tarbert.

## DESCRIPTION

The subjects comprise two separate sites which are generally rectangular in shape and presently laid in grass as indicated on the site plan showing areas of land outlined in red. We calculate the total site area extends to 0.186 hectares/0.460 acres or thereby.

## SERVICES

It is understood that mains water and electricity are available close by but interested parties will be required to make their own investigations with the relevant utility authority.

## PLANNING

We understand that the property lies within an area which is designated to general industrial use and the site is suitable for development falling within classes 4, 5 & 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. However, interested parties should make their own enquiries with regards to planning to the local planning authority.

## PRICE

A price of £6,000 plus VAT is sought for the outright ownership of the subjects.

## VAT

Prices quoted above will be subject to VAT.

## DEVELOPMENT CLAUSE

The Purchaser shall (a) obtain and exhibit any statutory consents which are required and commence the erection upon the Subjects of a building or buildings in accordance with detailed plans, elevations, dimensions and specifications approved in writing by HIE prior to

the commencement of works 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 3 years from the Date of Entry then HIE shall be entitled at any time thereafter to purchase the Subjects from the Proprietor at a price representing the market value at the 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>

## LEGAL COSTS

Each party will meet their own legal costs.

## ENTRY

To be mutually agreed.



To arrange a viewing contact:



**Frazer Mackay**  
Property Manager  
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01463 701 899



**Callum Maclean**  
Graduate Surveyor  
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01463 701 884

## 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