

## Land Near to Glengallan Road, Glenshellach Industrial Estate, Oban PA34 4HG

- Site Area: 5.91 acres / 2.39 hectares or thereby.
- Guide Price: £20,000 plus VAT.
- Located in close proximity to popular Glenshellach Industrial Estate.
- Shares boundaries with a number of commercial and residential properties.



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

## 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

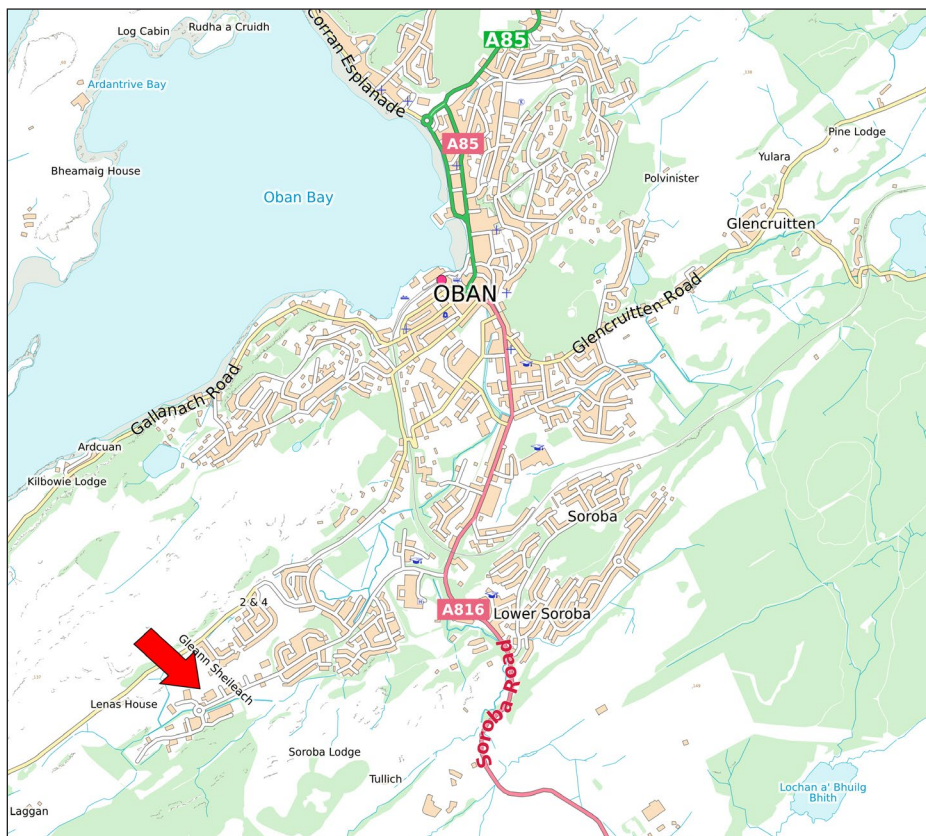
The subjects comprise undulating rough grazing land of irregular shape. It is currently unused and has no direct access from any nearby road.

## PLANNING INFORMATION

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

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

## LEGAL COSTS

Each party will meet their own legal costs. The purchaser will also be responsible for LBTT and title registration costs where applicable.

To arrange a viewing please contact:



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## IMPORTANT NOTICE

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