

Ryden

FOR SALE

DEVELOPMENT OPPORTUNITY
1.64 ACRES (0.66 HECTARES)

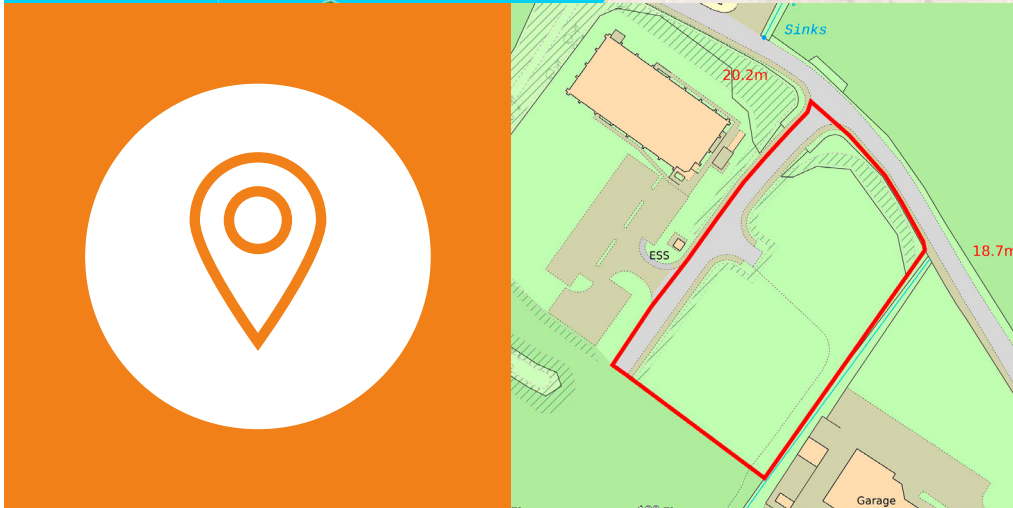
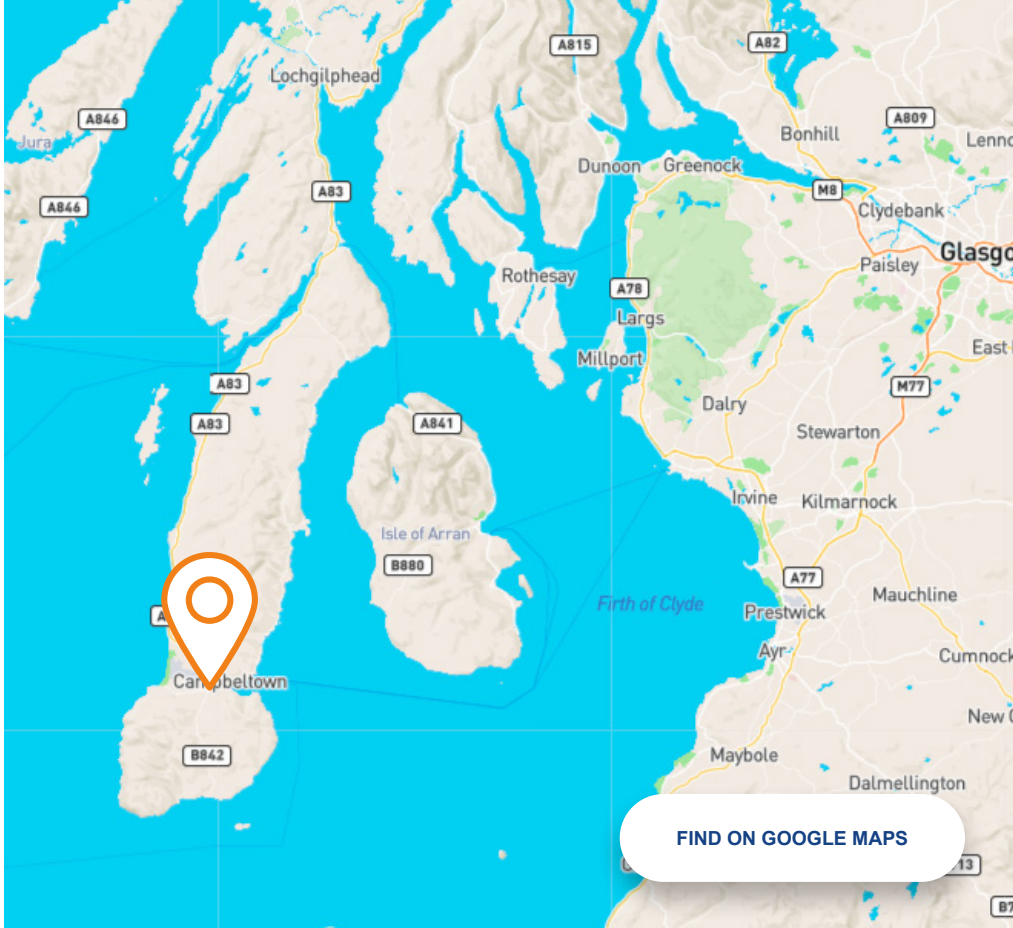


LAND AT
SNIPEFIELD
BUSINESS PARK
CAMPBELTOWN
PA28 6SY

SUITABLE FOR CLASS
4, 5 AND 6 USE

ON THE INSTRUCTIONS
OF HIGHLANDS AND
ISLANDS ENTERPRISE

FIND OUT MORE AT [RYDEN.CO.UK](https://www.ryden.co.uk)



LOCATION

The land is located on the northern outskirts of Campbeltown which is a town in Argyll & Bute. The land is located adjacent to Snipefield Industrial Estate off the A83.

DESCRIPTION

The subjects comprise a development opportunity which is irregular in shape. The site is generally level in nature and laid with grass.

Title plans are available on application. The gross site extends to 1.64 Acres / 0.66 Hectares or thereby.

PLANNING

The subjects lie in an area which is designated to general industrial use and the site would be suitable for uses falling within Classes 4, 5 and 6 of the Town & Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should make their own enquiries with regard to planning to the Local Planning Authority.

PRICE

Upon application.

DEVELOPMENT CLAUSE

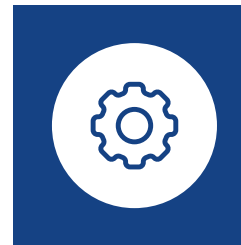
The purchaser shall a) within 12 months of the date of conclusion of missives, obtain and exhibit any statutory consents which are required and commence the erection of building or buildings in accordance with the detailed plans, elevations and specifications approved in writing by Highlands and Islands Enterprise prior to the commencement of works upon the subjects 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 2 years from the date of entry, then Highlands and Islands Enterprise reserve the right at any time thereafter to purchase the subjects from the proprietor for a price representing Market Value at that time.

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 Transaction Tax, recording dues and VAT as applicable.



**FOR
SALE**



**LAND AT
SNIPEFIELD
BUSINESS PARK
CAMPBELTOWN**

GET IN TOUCH

Please get in touch with our agent for more details.

Alan Gilkison

T 07770 331 525

E alan.gilkison@ryden.co.uk

Ryden

ONYX

215 Bothwell Street

Glasgow

G2 7EZ

0141 204 3838

ryden.co.uk

Ryden

© Ryden LLP. Details of Ryden can be viewed on our website www.ryden.co.uk. This document is for general informative purposes only. The information in it is believed to be correct, but no express or implied representation or warranties are made by Ryden as to its accuracy or completeness and the opinions in it constitute our judgement as of this date but are subject to change. Reliance should not be placed upon the information, forecast and opinions for any other purpose, and no responsibility or liability, whether in negligence or otherwise, is accepted by Ryden or any of its members, partners, officers, employees, agents or representatives for any loss arising from any use of this document or its contents or otherwise arising in connection with this document. All rights reserved. No part of this document may be transmitted or reproduced in any material form by any means, electronic, recording, mechanical, photocopying or otherwise, or stored in any information storage or retrieval system of any nature, without the prior written permission of the copyright holder, except in accordance with the provision of the Copyright Designs and Patents Act 1988. Warning: the doing of an unauthorised act in relation to a copyright work may result in both a civil claim for damages and criminal prosecution. November 2025

