

FOR SALE



Eaglesham House, 7-9 Mount Pleasant Road, Rothesay, Isle of Bute, PA20 9HQ

Site Area 2.3 acres (0.93 hectares) or thereby

OFFERS OVER £225,000 ARE INVITED – CLOSING DATE 12 NOON 23rd AUGUST 2024

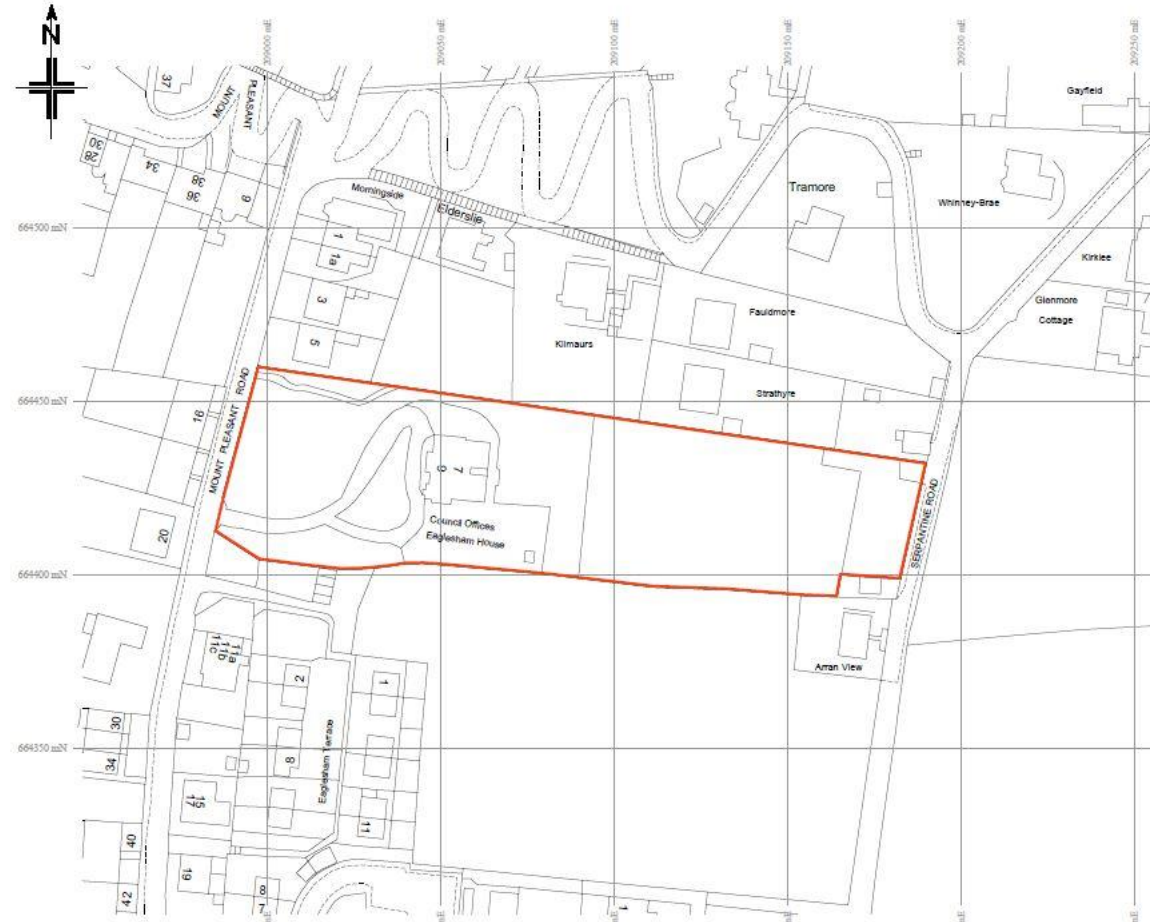
LOCATION & DESCRIPTION

Situated **close to Rothesay Town Centre** this property occupies a prominent elevated site extending to **2.3 acres (0.93 hectares)** approximately. The former Council Offices have a NIA of 412 sq.m (4,435 sq.ft).

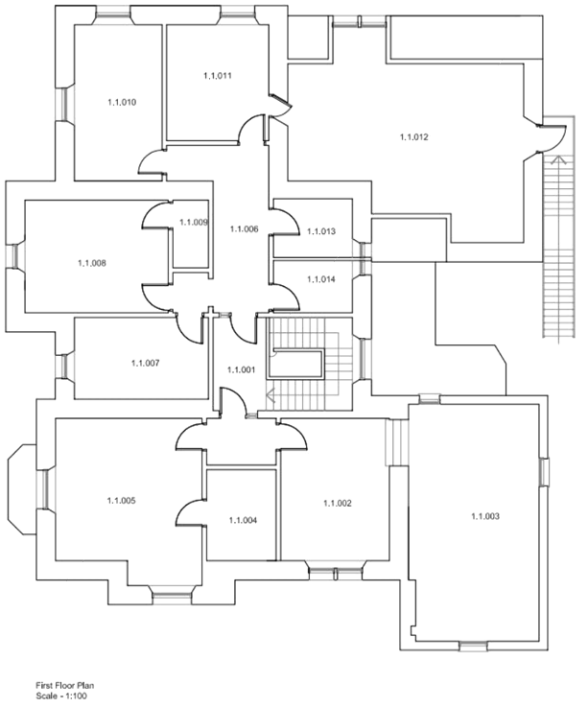
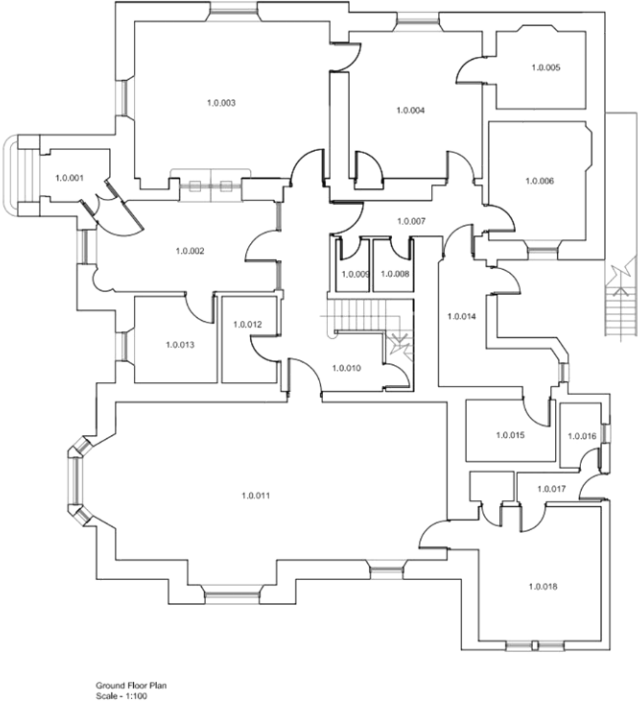
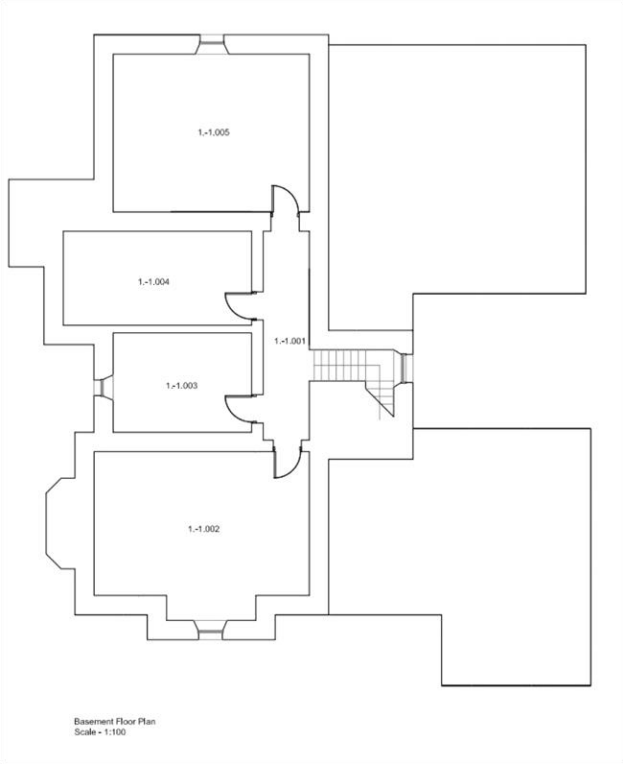
The property is located only a very short distance away from **local amenities** including shops, restaurants, marina and pontoons, schools, hospital and leisure facilities and within walking distance of the Rothesay ferry service.

Given the property's location, **an excellent opportunity exists for either residential or commercial development** subject to the usual planning restrictions, permissions and consents.

The property is of a traditional construction with a pitched slated roof.



ACCOMODATION



Floor plans not to scale

SERVICES

The property is served by mains gas, electricity and water supplies and is connected to the public sewerage system.

No guarantee can be given as to the suitability of the services or their condition for future use.

EPC

EPC RATING – F

N.B Copies of EPC's are available on request

ASBESTOS

A copy of the Asbestos Management Survey is available upon request.

RATEABLE VALUE

The property has a rateable value of £20,250



PLANNING

Eaglesham House is a **Category B Listed Building** and both it and its surrounding grounds lie within the Rothesay Conservation Area.

The building; its grounds; and the land to the rear are located within the 'main town' of Rothesay as identified in the adopted Argyll and Bute Local Development Plan 2 (LDP2). There is support in principle under LDP2 for developments within existing towns subject to meeting a number of criteria, including compatibility with surrounding uses; being of an appropriate scale and fit for the size of settlement; and respecting the character and appearance of the surrounding townscape.

Planning Permission wouldn't be needed if it was intended to use the building and the surrounding lower grounds for a purpose that falls under **Class 4 of the Use Classes Order 1997**.

The building and the surrounding lower grounds **may be suitable for a change of use to small scale residential, tourism or commercial uses** appropriate to a predominantly residential setting.

The rising land to the rear may have **potential to be integrated into the use of the building** and the lower grounds with particular emphasis on a small scale, low-impact type of development that

would be geared towards access on foot and bicycle incorporating pedestrian links to the land below and safe, secure and convenient cycle parking and charging facilities.

Interested parties are encouraged to seek pre-planning advice through the Council's planning advice application portal which may be found on the Council's website;

www.argyll-bute.gov.uk/planning-and-environment/pre-application-guidance

Please note that a fee proportionate to the scale and type of development proposed will likely be charged.



CLOSING DATE

The closing date for offers is **12 noon on 23rd August 2024**.

Please note that Argyll and Bute Council is not bound to accept the highest, or indeed, any offer.

VIEWING

Interested parties are free to conduct viewings of the property **by prior arrangement with the Estates Section only**. All parties viewing should note that they enter the property at their own risk and undertake to free and relieve Argyll and Bute Council of any claim arising from entry to the property.

INSTRUCTIONS TO OFFERORS

Offers should be submitted by email to:

propertyoffers@argyll-bute.gov.uk

Argyll and Bute Council can **only accept email offers**.

Any offers should be submitted before the closing date of **Friday, 23rd August 2024 at 12 noon**. Any offers submitted after the closing date may not be considered.

Bidders should **note** the following information will be required:

- Offer of **purchase** (in figures and words);
- Preferred **date of entry**;
- Bidding party's **name**;
- Any **other relevant information**; and
- Legal representative details if contracted.

Prior to submitting an offer you are strongly recommended to take appropriate professional advice.

Any offers received will be the subject of a report to the Departmental Management Team, Local Area Committee or Full Council.



Contact Details

For further information please contact:

Tel; 01436 658957

Email: estatesenquiries@argyll-bute.gov.uk

For Planning information contact:

Tel; 01546 605522

Email: planning.bandc@argyll-bute.gov.uk

Argyll and Bute Council give notice that:

All particulars are set out as a general outline only, for the guidance of intended purchasers and do not constitute part of an offer or contract. The particulars are believed to be correct but are supplied for information only and no reliance should be placed thereon. All descriptions, dimensions, areas, reference to condition and necessary conditions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves with inspection or otherwise as to the correctness of each of them. Argyll and Bute Council does not bind itself to accept the highest or any other offer and supplying these particulars is not issuing instruction. Argyll and Bute Council will not therefore bear liability for any expenses incurred by intending purchasers in inspecting the property, or for Agent's and other fees incurred by any intending purchaser in respect of property. The successful Offeror must satisfy themselves as to the condition of the property and terms of the title deeds. The Council gives no warranty in respect of any of these issues. The subjects are offered for sale in their current condition as at the date of offer. Any plans referred to are indicative only and are not intended to define the extent of the Council's ownership.

Keeping your data safe and secure is important to us and our privacy policy aligns with the data protection law. You can find out details about what information we collect about you, and what we will do with it by reading our privacy notice(s) here:

Estates: <https://www.argyll-bute.gov.uk/privacy/estates>.

You can find out general information on the Council's data protection policy here: <https://www.argyll-bute.gov.uk/data-protection>.

Date particulars produced: June 2024