

Ryden

**TO LET /
MAY SELL**

**INDUSTRIAL / DEVELOPMENT
OPPORTUNITY / LAND
1.576 ACRES (0.638 HECTARES)**



**LAND AT HABOST
SOUTH LOCHS
ISLE OF LEWIS
HS2 9QB**

**ON THE INSTRUCTIONS
OF HIGHLANDS &
ISLANDS ENTERPRISE**

**SUITABLE FOR CLASS
4, 5 OR 6 USES**

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FIND ON GOOGLE MAPS

SUITABLE FOR
CLASS 4, 5
OR 6 USES



LOCATION

The subjects are situated in the small Habost Business Estate some 4 miles east of Balallan and lies approximately 13.5 miles south of Stornoway the principal port and town in the Western Isles.

DESCRIPTION

The subjects comprise an unserviced site which is generally rectangular in shape presently laid in heath. We calculate that the site extends to 0.638 hectares/1.576 acres or thereby.

PLANNING

We understand the site is zoned for uses falling within Classes 4, 5 & 6 of the Town and Country Planning (Use Classes) (Scotland) Order 1997. Interested parties should make their own enquiries to the Local Planning Authority.

PRICE

£15,000 + VAT is sought for the subjects.

TERMS

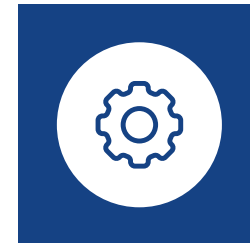
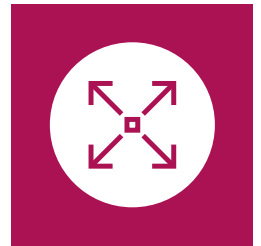
The Purchaser shall (a) obtain and exhibit any statutory consents which are required and commence the erection upon the Subjects of a building or buildings in accordance with detailed plans, elevations, dimensions and specifications approved in writing by HIE prior to the commencement of works within 12 months of the date of conclusion of missives 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 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.

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 incoming tenant being responsible for any Land & Buildings Transaction Tax, recording dues and VAT as applicable.



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GET IN TOUCH

Please get in touch with our agent for more details.

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