

Ryden

FOR SALE / MAY LET

COMMERCIAL DEVELOPMENT
LAND

1.70 ACRES (0.69 HECTARES)



THE RANKIN SITE
HIGHLAND AVENUE
SANDBANK
INDUSTRIAL
ESTATE
DUNOON
PA23 8RP

PROMINENT SITE IN
ESTABLISHED BUSINESS
PARK/INDUSTRIAL ESTATE

SUITABLE FOR
CLASS 4 & 6 USES

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



LOCATION

The subjects are located within the popular Sandbank Business Park/Industrial Area in the northern outskirts of the town of Dunoon, just off the A885. Surrounding occupiers within the estate include Argyll College (UHI), Webhelp, The Driver & Vehicle Standards Agency and Argyll & Bute Council.

With proximity to Glasgow, Dunoon offers excellent links by road and ferry to Scotland's central belt, with easy access to the motorway, rail networks and Glasgow airport. A quick ferry trip, then jump on the train and you can be in the centre of Glasgow in around an hour and a half.

DESCRIPTION

The subjects comprise an individual planned development site of conventional shape measuring 0.69 hectares / 1.70 acres or thereby. The site is bordered on three sides by mature trees which provide natural screening whilst the south western boundary is relatively open and sits adjacent to a public car park. Access to the site is possible from this car park area with additional access likely possible subject to attaining the required consents and permissions.

PLANNING

The subjects are currently designated as being within an 'Established and Business Industry Area' in the Argyll and Bute Local Development Plan 2.

GUIDE PRICE

£120,000 plus VAT

DEVELOPMENT TIMESCALES

All sales will be conditional on planning being secured by the purchaser, with plans to be approved in advance by the seller.

The site will be sold subject to a Section 32 Agreement which will set development timescales that must be adhered to by the purchaser. The purchaser will have 12 months to secure planning permission and once secured the proposed development must be completed within 24 months. The Section 32 Agreement will document this and will also restrict the use to the proposed development. If a permitted development does not take place within the agreed timescale, then HIE will have a 'buy back' option.

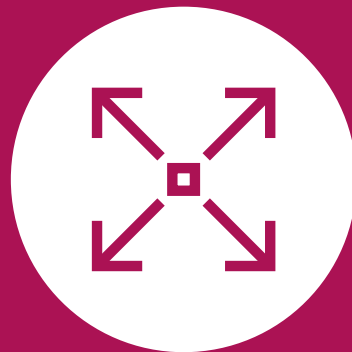
VAT

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.

**PROMINENT SITE
IN ESTABLISHED
BUSINESS PARK/
INDUSTRIAL
ESTATE**



FOR
SALE /
MAY LET



THE RANKIN SITE
DUNOON

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

