



THE ISLE OF GIGHA HERITAGE TRUST

Plot Sales Policy

Estates Officer signature



Date

30/09/19

Chairman of the Board signature



Date

30-9-19

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1.0 GENERAL STATEMENT OF POLICY

The Isle of Gigha Heritage Trust has identified plots to be offered for sale in order to achieve our charitable purposes of the Trust. This policy sets out the basis of how the plots are to be sold and what process the Trust will employ in the sale of plots.

Details of these plots will be made available on the IGHG website as they become identified or available.

2.0 ORGANISATION AND RESPONSIBILITIES

2.0.1 The Board of the Isle of Gigha Heritage Trust will be responsible for the implementation of the Trust's Plot Sales policy.

2.0.2 The arrangements around the plot sales to be led by the Estates Officer. Plot sites will be reviewed and updated annually.

2.0.3 The Board will review this policy every five years.

3.0 GENERAL ARRANGEMENTS

3.1 General Principle

Plots of up to 0.25 acre may be purchased by anyone wishing to build a single permanent home on the island.

Plots out with those identified by the Trust will be considered and valued accordingly.

3.2 Open Market Principle and Process

- Plots of 0.25 acres will be identified by the Board of Directors.
- The Trust will enquire with Argyll and Bute Council Planners as to the likely planning situation for the plot. However, it is the responsibility of the purchasers to formally secure planning consent for any development.
- The plots will be advertised on the Isle of Gigha Heritage Trust website. If any purchaser wishes to buy two individual 0.25 acre adjoining plots this would be considered or leasing additional land would be another option.
- Plots will be for sold for full time residential use only
- Development of the site must complete within THREE years of the plot being sold by the Trust. The period of three years may be extended by the prior permission of the Board.
- Offers should be lodged with the solicitor to the Isle of Gigha Heritage Trust. The Trust's solicitor can change so interested parties should contact the Trust's Estate Officer to find out latest contact details before making an offer.

- The Board of Directors will appoint a Valuer to determine the value of the plot and this will be the price it is advertised at.
- The Board will reserve the right to refuse the highest, or any other offer, for any reason whatsoever.
- The purchaser is responsible for all legal and other fees incurred by themselves in relation to the purchase of the plot.