
ARGYLL AND BUTE COUNCIL

Helensburgh and Lomond Area Committee

COMMERCIAL SERVICES

16th September 2021

PROPERTY UPDATE

1.0 S 6i

2.0 INTRODUCTION

- 2.1 The purpose of this report is to provide members with an update on the development and sale of properties in the Helensburgh and Lomond Area.

3.0 RECOMMENDATIONS

- 3.1 That members note the position as outlined in respect of the various properties.

4.0 DETAIL

Blairvadach, Shandon by Helensburgh

- 4.1 Blairvadach is a large former council office building and substantial estate grounds. The property is allocated in the Local Development Plan for Housing for 112 residential units and was marketed in early 2019 with a number of offers being received.
- 4.2 Following assessment of the offers a preferred developer was selected to work with to develop the site. Subsequently a site licence was been agreed in November 2019 to allow the preferred developer to undertake site investigations, topographical surveys, tree surveys and a structural assessment of Blairvadach House. It was anticipated that these surveys would be completed in early 2020 however this was delayed by the Covid-19 pandemic.
- 4.3 Unfortunately the preferred developer confirmed in September 2020 that due to the significant impact of the Covid-19 pandemic and the resultant effect on the wider economy they would be unable to proceed with their proposed development. Accordingly their interest in the site was terminated which was a major disappointment particularly considering the delays in getting to this position again caused by the pandemic stopping the site investigations for an extended period.
- 4.4 On a more positive note the developer who previously submitted the second best offer subsequently confirmed that they remained interested in developing the property and discussions were commenced on a phased approach.
- 4.5 The plan attached as appendix 1 outlines the proposed approach with phase 1 relating to the conversion of Blairvadach House into 8 flats with 28 units to be developed within the phase 1 grounds. The developer will also construct the main access road to adoptable standards which will assist with the development of the phase 2 grounds in the future.
- 4.6 Heads of terms have been agreed for the acquisition of the phase 1 site and legal services have been instructed to work towards concluding this transaction. In addition pre-application consultations have been undertaken

with Planning for the phase 1 development and it is anticipated that an application for full consent will be submitted by the developer in due course.

Hermitage Park pavilion

- 4.13 Following the construction of the pavilion the property was advertised for lease and terms were agreed with the prospective tenant to commence operation of the property. There were delays concluding the lease while some remaining technical issues with the building were resolved. However the lease was concluded with an entry date of 24th March 2021 and the early feedback on the operation of the premises has been positive.

Appendix 1
Blairvadach site phasing plan

