



THE ISLE OF GIGHA HERITAGE TRUST

PLOT SALE POLICY

Chairman of the Board signature:

Date:

24.08.2021

Revision History

Version No.	Comments	Author	Date Issued	Status

1. GENERAL STATEMENT OF POLICY

The Isle of Gigha Heritage Trust (IGHT) has identified plots to be offered for sale in order to achieve the Trust's charitable purpose, which is to promote the provision of housing in order to facilitate the sustainable development of the island and the continuity of the community of Gigha. This policy sets out the aims and the process of how the plots are to be identified and sold.

2. AIMS

The aim of creating this policy is:

- To assist in meeting the housing needs of current residents.
- To encourage people to move into the community, who will live here permanently and who will contribute to the social and economic regeneration of the island.
- To encourage an increase in the population of the island to a suitable and sustainable level.

3. ORGANISATION AND RESPONSIBILITIES

- The Board of the IGHT will be responsible for the implementation of the Trust's Plot Sale policy.
- The arrangements around the plot sales to be led by the Estates Manager and Development Manager.
- The Board will review this policy every 2 years.
- Plot sites will be reviewed as recommended to the Board and the updated annually.

4. GENERAL ARRANGEMENTS

4.1 PROCESS:

- Plots may be identified by the Estates Manager, Development Manager and the Board of Directors and considered at a Board meeting.
- A Plan of approved plots will be attached to this policy and updated as required. This Plan is not intended to be exhaustive; rather to show the areas of the island that IGHT considers the most appropriate for housing development.
- Plots will be sold as bare plots without any outline planning permission or services.
- Interested parties can approach the Trust directly and the Plot Plan will be made available on the IGHT website.
- Any site proposed for housing development which is not on the approved Plot Plan list must be approved by the IGHT Board of Directors.
- Building plots will be of a maximum of 0.25 acre.
- Plots may be purchased by anyone wishing to build a single permanent home on the island and for full time residential use.
- IGHT may sell or lease a designated house building plot for the purpose of providing visitor accommodation or other business, provided that the applicant is a resident or local business on Gigha.
- The Trust will only identify plots that are in the appropriate area within Argyll and Bute Council's Local Development Plan.
- It is the responsibility of the purchaser to formally secure planning permission and any other consent for the development.
- Planning applications will be publicly advertised, and comments can be made.

4.2 SALE:

- Building plots may be sold in their entirety (0.25 acre), or in part.
- Land sales under 0.25 acre will be considered on a case-by-case bases by the Board.
- Where a plot is offered for sale, this should be at the full market value as set by the District Valuer or equivalent independent expert.
- Plot values will be in line with market value and should remain affordable.
- Plots will be sold with a Rural Housing Burden which is a title applied to a property or house plot which gives rural communities and community landowners the right of pre-emption and control of future sales when the property is to be sold.
- Formal offers should be lodged by the purchaser's solicitor to the IGHT's solicitor. The IGHT's solicitor can change so interested parties should contact the Trust's Estate Manager to find out the correct contact before making an offer. Informal offers may be made to the IGHT Estates Manager and/or Development Manager.
- The sale will conclude subject to the purchaser securing planning permission.
- The Board will reserve the right to refuse offers.
- The purchaser is responsible for all legal and other fees incurred by themselves in relation to the purchase and development of the plot.
- If any purchaser wishes to buy 2 individual 0.25 adjoining plots, this would be considered depending on whether the use of the land meets this policy's criteria. Leasing of additional land will be considered as an alternative.
- A short proposal should be submitted by the applicant prior to the sale to detail the type of build, permissions secured and project budget.

4.3 DEVELOPMENT:

- Development of the site must complete within three years of the plot being sold. The period of three years may be extended by the prior permission of the Board.
- If the purchaser wishes to sell the plot within two years of sale and before it has been developed to footings level, the development must first be offered to the IGHT at the original purchase price before it can be offered on the open market.

5. RELATED PROCEDURES

- Expression of interests will be received from applicants for specific plots included within the plot plan.
- Details of the applicants will be treated as confidential.
- Site visits are permitted with prior arrangement with the IGHT Estates Manager and/or Development Manager.

6. PLOT PLAN

List of housing plot sites approved by the Board as of August 2021:

1. South East of Highfield
2. North adjacent to Croft 6
3. South adjacent to Croft 5
4. South adjacent to Croft 3/4
5. North East of North Ardmish Farmhouse – Under consideration
6. North East adjacent to Ardmish Village
7. South adjacent to the Fire station

Notes

Plot Plan August 2021

1. Highfield
2. Croft 6
3. Croft 5
4. Croft 3/4
5. North Ardminish (to be considered)
6. Village
7. Fire station

