



**POLICE
SCOTLAND**
Keeping people safe

Estates Department

Police Scotland, Clyde Gateway,
2 French Street, Dalmarnock, Glasgow G40 4EH
Tel: 01786 895903/895918

Architecture / Quantity Surveying / Estates Management / Facilities Management /
Energy Management / Property Inspection / Maintenance Engineering

FOR SALE

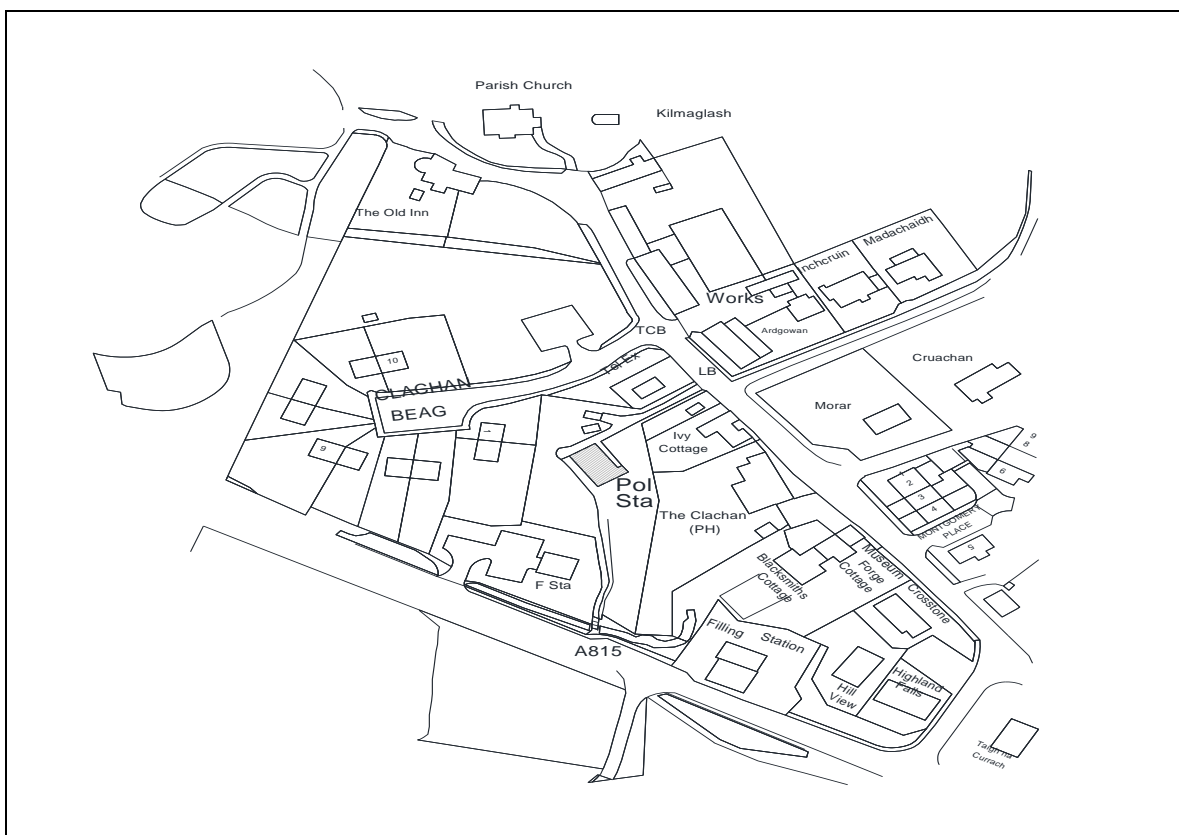
FORMER STRACHUR POLICE HOUSE STRACHUR, PA27 8DG



OFFERS OVER £120,000

LOCATION

Strachur is located in the Cowal peninsula which is situated between Loch Long to the east and Loch Fyne to the west and bordered by the arterial road A83. Strachur is 7 miles south of the A83, linking Loch Lomond to Inveraray, Lochgilphead and Campbeltown, and is 18 miles north of Dunoon, the main town of the Cowal peninsula. Also, there is a regular bus service between Dunoon and Inveraray. The village of Strachur has a post office, 2 churches, a primary school, a hotel/bar and a local bar. The property sits just off the A815 behind the Fire Station.



DESCRIPTION

Single brick/roughcast single storey house with incorporated office area. 3 single garages. Large gardens to front and rear of the property. Built circa 1962.

ACCOMMODATION

The accommodation extends to a living room, kitchen, utility room, bathroom, 3 bedrooms, police post, cell (used as a room) and toilet. There are a few storage cupboards within the property. PVCU double glazed window units throughout. Oil fired heating system. The gross internal area extends to 114sqm.



Living Room



Main bathroom



Kitchen

FLOOR PLAN



EPC RATING – Band E

COUNCIL TAX – BAND C

RATEABLE VALUE - £1250

TOWN PLANNING

If contemplating any alterations it is recommended that prospective bidders contact the local Planning Department to discuss their proposal for the property before submitting any offer.

VIEWING

Viewings take place by appointment only. Telephone Susan Gourley or Christina McEwan on 01786 895903/01786 895918 to arrange a suitable time.

TITLE DEEDS

Title deeds are available for inspection at the Legal Services Department of Police Scotland. Please telephone 01786 895729 to arrange a convenient time.

COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

OFFERS

A closing date for offers to purchase the property is likely to be set. Parties interested in purchasing the property **must** register their interest in writing with the Head of Estates, Police Scotland, 2 French Street, Dalmarnock, G40 4EH in order that they can be advised of any closing date.

VETTING

Prior to entering into any legal agreement for the sale of the subjects pursuant to any offer received in response to this marketing exercise, in order to comply with Anti Money laundering Regulations and in fulfilment of the policing principles bidders will be subject to vetting. For this purpose bidders must submit with their offer the following information to allow a vetting check to be completed:-

(a) where the bidder is an individual or individuals, the full name (including middle names), address (including full postcode), and date of birth of each bidder; or

(b) where the bidder is a Partnership or Trust, the full name (including middle names), address (including full postcode), and date of birth of each Partner or Trustee and the full name (including middle names), address (including full postcode), and date of birth of each Trustor and any other persons who have power of representation, decision or control over in respect of the Partnership or Trust or otherwise connected to it; or

(c) where the bidder is a company, a copy of the Certificate of Incorporation of the Company and, in respect of any company not listed on a regulated market, the full name (including middle names), address and date of birth of (i) each shareholder who ultimately owns or controls more than 25% of the shares or voting rights of the Company; (ii) each Director of the Company and the Company Secretary; (iii) any other persons who have power of representation, decision or control over or in respect of the Company or otherwise connected to it; and where the Company is part of a consortium each of the companies or entities within the group or consortia are required to provide the information at (i), (ii) and (iii) hereof in respect of each Company within the group or consortia.

In addition to the above information, the Declaration attached to the Sales Particulars must be completed and executed in a self-proving manner in terms of The Requirements of Writing (Scotland) Act 1995 by or, where appropriate due to the legal status of a bidder, on behalf of each bidder. The signed Declaration must accompany the offer of purchase. Failure to provide the information required and the signed Declaration may result in an offer not being considered."

DECLARATION of NON-INVOLVEMENT IN SERIOUS ORGANISED CRIME

I confirm that I have read over and understood sections 28 and 31 (inclusive) of the following legislation, Criminal Justice and Licensing (Scotland) Act 2010.

I hereby declare that I have nothing to report in relation to this legislation at this time. I can confirm that no director, shareholder, partner, trustee or other persons who have power of representation, decision or control over or in respect of [insert name of business entity] or otherwise connected to it are engaged in serious organised crime, as defined in the Criminal Justice and Licensing (Scotland) Act 2010.[Declaration for corporate entity/partnership/ trust].

Or

I hereby declare that I have nothing to report in relation to this legislation at this time .I can confirm that neither I nor anyone who has power of representation, direction or control over or in respect of any of my business interests or is otherwise connected to me in any way is engaged in serious organised crime, as defined in the Criminal Justice and Licensing (Scotland) Act 2010. [Declaration for individual].

In making this declaration, I confirm that I have taken all the necessary steps to ensure the accuracy of my attestation and understand that the wilful provision of misleading or inaccurate information may constitute a criminal offence.

Print name:

Signed

Company / Partnership/ Trust business details (where appropriate) include address and postcode:

Date of Birth

Home address including postcode:

Contact telephone number:

Witnessed by print name:

Job title:

Signed

Date and place of signature:

<p>The above particulars are believed to be correct but are supplied for information only and no reliance should be placed thereon. They are not deemed to form any contract or part of contract which may be entered into. The Scottish Police Authority does not bind itself to accept the highest or any offer and in supplying these Particulars is not issuing instructions and will not, therefore, bear liability for Agent's or other fees.</p>

BIDDER DETAILS

NAME

BUSINESS NAME (IF APPROPRIATE)

CONTACT ADDRESS

CONTACT PHONE NUMBER

MOBILE PHONE NUMBER

E MAIL

SOLICITOR'S NAME

SOLICITOR'S ADDRESS

SOLICITOR'S PHONE NUMBER

PROPOSED USE

IS OFFER SUBJECT TO PLANNING CONSENT

YES/ NO

IS OFFER SUBJECT TO ANY OTHER CONDITIONS
