



Once in a generation opportunity!

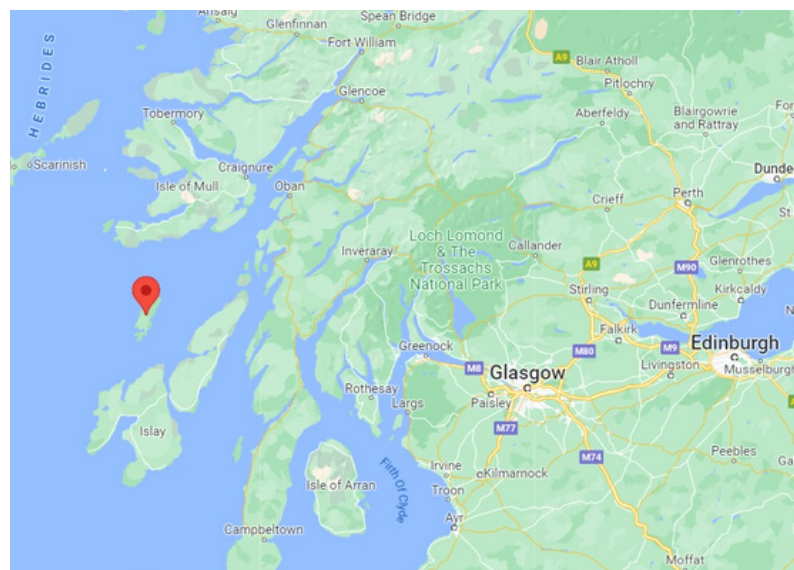
HOMES, PLOTS & COMMERCIAL UNITS

Scalasaig, Isle of Colonsay PA61

MARKETED ON BEHALF OF COLONSAY COMMUNITY DEVELOPMENT COMPANY

- 2 HOMES FOR DISCOUNTED SALE ~£125,000 & £140,000, AVAILABLE OCT 2023 •
- 4 HOMES FOR AFFORDABLE RENT AT £450-500 TBC, AVAILABLE OCT 2023 •
- 3 SERVICED SELF-BUILD PLOTS* FOR SALE AT £20-25,000**, AVAILABLE NOW •
- COMMERCIAL BUSINESS UNITS AVAILABLE TO RENT •
- PHASE 2 FUTURE DEVELOPMENT TO FOLLOW SOON •

*Planning application submitted and decision pending. More details on our website. **Rural Housing Burden applies; see below or www.chtrust.co.uk for details.



ABOUT COLONSAY



The isles of Colonsay and Oransay form part of the Hebrides, situated off the west coast of Scotland. Neatly sandwiched between Mull to the north and Islay and Jura to the south, it offers amazing sandy beaches, outstanding scenery, rocky shorelines, rolling machair, shimmering lochs, and history and heritage in spades.

A small community of about 125 people live year-round on Colonsay and Oransay.

The community is served and supplied by the shop, cafe and restaurant, post office,

primary school, church, doctor and health service. Fuel supplies are available from the community Trading Company. There is also a community-owned village hall, community garden, the Colonsay Hotel, and several clubs, societies and trusts.

The island life is not an easy one. Colonsay's location gives it more than its fair share of winter storms and distance from the mainland makes access to some services more challenging. However, there are regular ferry services and flights to mainland locations.



JOBS & COMMERCIAL OPPORTUNITIES



Colonsay provides a real opportunity to live and work on this special island.

As well as the houses available, two new commercial units are being built between existing units and the village hall in Scalasaig, to create local employment, enable existing small businesses to grow or new ones to start up.

The units are due to be complete in summer 2023 and are available to rent. To enquire about the units please contact CCDC: contactccdc1@gmail.com.

There is scope to work with or alongside varied and thriving existing local businesses, such as a brewery, gin distilleries, food producers, the hotel and bar, bookshop, and new campsite.

There is also the school, the airport, the ferry, fire service, and health and social care which may provide additional job options.

There is also the option for home or remote working in a great location with opportunities for new ventures.



ABOUT THE HOUSING DEVELOPMENT



More than 40% of the housing stock on Colonsay is second home or self-catering holiday accommodation. Key skills are needed to keep the whole community going, and therefore the island is actively inviting families and individuals who are keen to contribute towards a more sustainable future.

With this new housing development, Colonsay Community Development Company (CCDC) is ensuring the long-term future of the island: a stronger community with an increasing population and the benefits that will bring in terms of sustainable, year-round facilities and services for the island.

CCDC is working with the Communities Housing Trust who are facilitating and marketing the homes. The Communities Housing Trust is a charity working closely with communities across rural and island

areas to actively support repopulation and long-term sustainability.

The development will include:

- 3 x 2-bed and 1 x 3-bed homes for affordable rent, available from Oct 23
- 1 x 2-bed and 1 x 3-bed homes for discounted sale, available from Oct 23
- 3 x serviced discounted self build plots, available now

There will also be 3 x 3-bedroom homes of multiple occupancy provided by MOWI for their workers.

Depending on demand we may be able to consider live/work and Rent To Buy options. For more details see: chtrust.co.uk/rent-to-buy.html

Project funders include the Scottish Government (Scottish Land Fund and Rural & Islands Housing Fund), Argyll & Bute Council, MOWI and HIE.

SITE AT SCALASAIG



The site lies on the south side of the road near the Colonsay Hotel and is close to the ferry terminal at Scalasaig. Sitting beneath Cnoc na Faire Mor and the Lord Colonsay monument, it is just a few minutes walk to the new business units, village shop, hall, pier and hotel/bar.

Phase 1 (marked in red above) of six affordable homes, three discounted self-build plots & three MOWI houses began on site in spring 2022. Phase 2 (marked blue on the plan) will include further affordable housing and is planned to be delivered by CCDC.

FURTHER OPTIONS MAY BE AVAILABLE

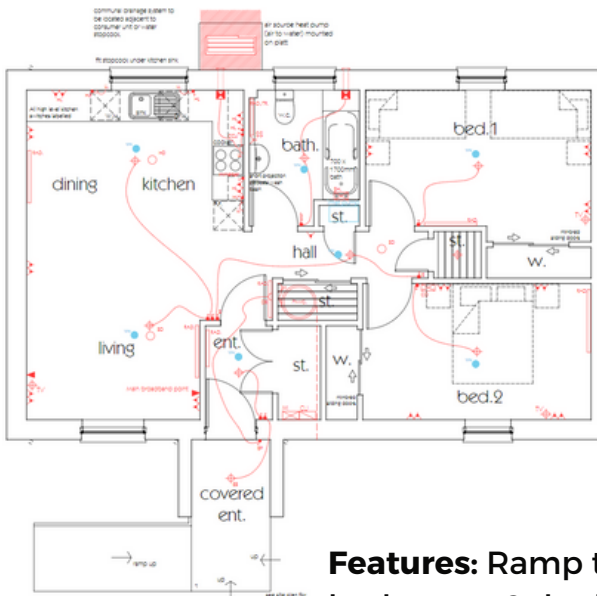
Two and three bedroom Rent To Buy houses / Live work houses

One bedroom properties / Additional Phase 2 homes coming soon

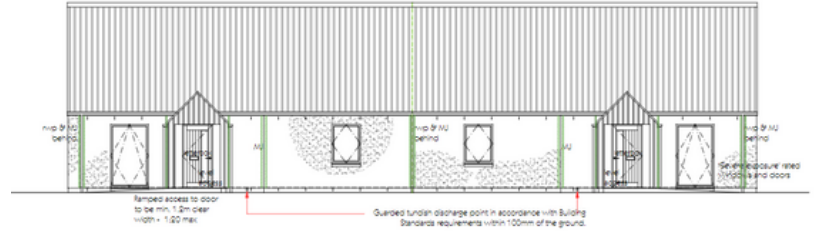
If any of the above are of interest, let us know at: info@chtrust.co.uk

ABOUT THE HOMES FOR SALE & RENT

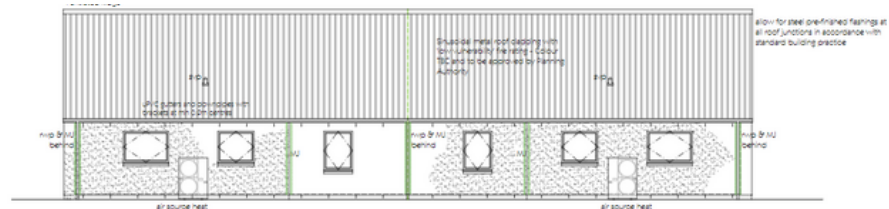
Floor plans for 2-bed home for rent or sale (semi-detached; example No. 3)



Front elevation, Nos. 3 & 4

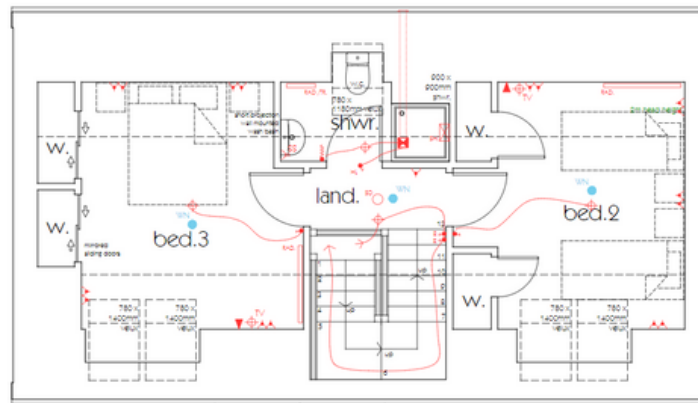
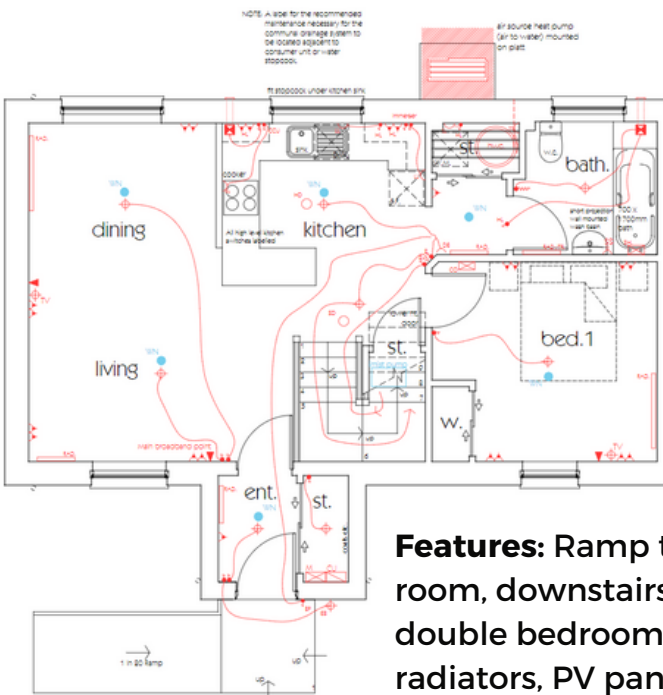


Rear elevation, Nos. 3 & 4



Features: Ramp to covered entrance; open-plan living/kitchen/dining room, bathroom, 2 double bedrooms, air source heat pump with radiators, all on one level, PV panels, Sunamp batteries.

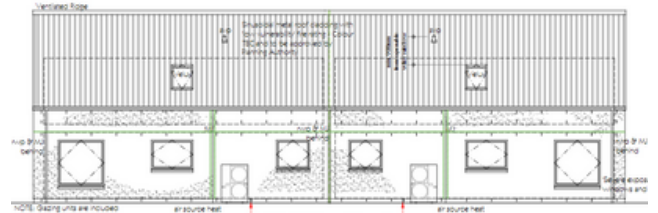
Floor plans for 3-bed home for rent or sale (semi-detached; example No. 10)



Features: Ramp to covered entrance; open-plan living/kitchen/dining room, downstairs bathroom, 1 double bedroom on ground floor, 2 double bedrooms on first floor, shower room, air source heat pump with radiators, PV panels, Sunamp batteries.

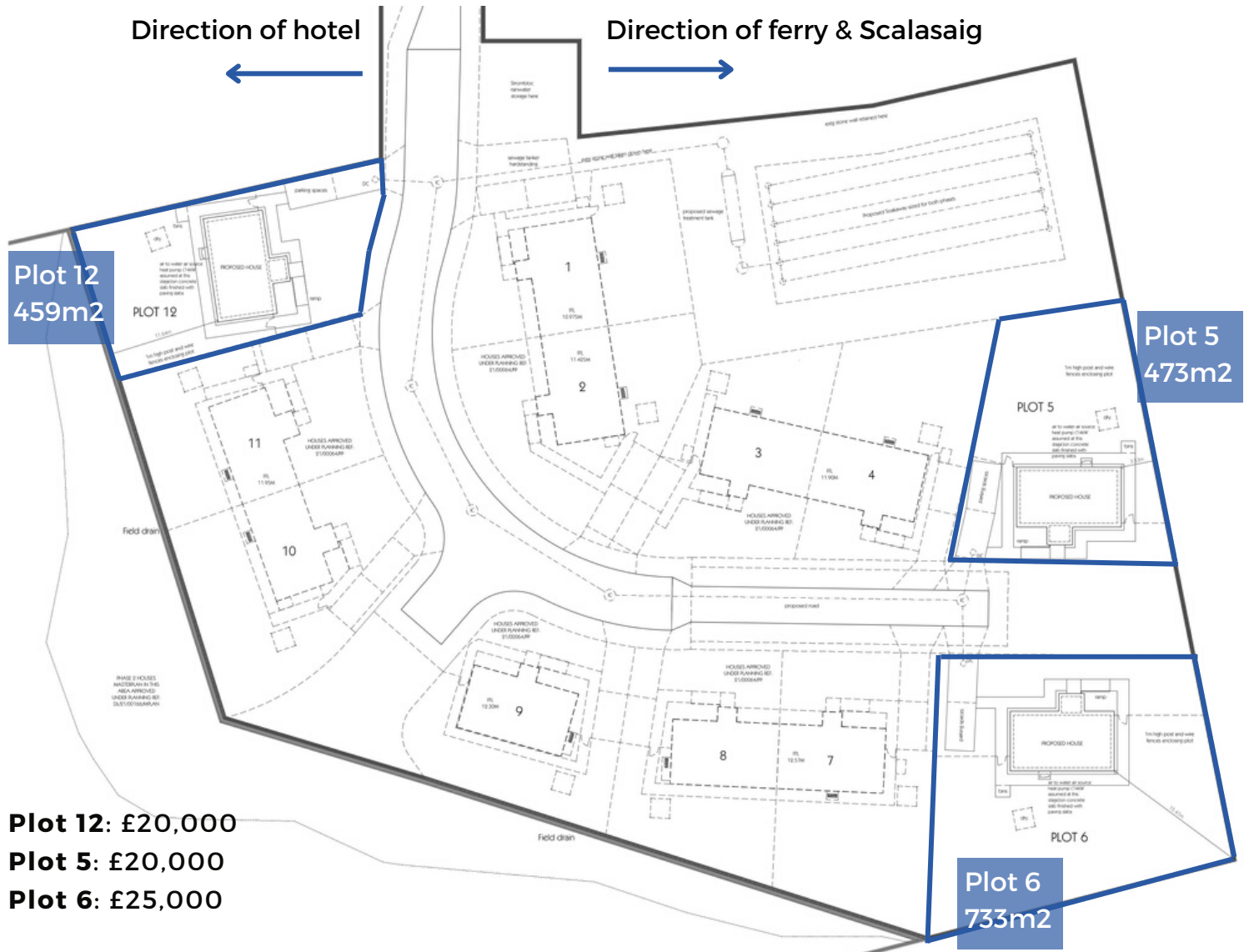


Front elevation, Nos. 10 & 11



Rear elevation, Nos. 10 & 11

ABOUT THE SELF-BUILD PLOTS



The three discounted plots (Plots 5, 6 and 12 on the plan) start at £20,000, with a Rural Housing Burden attached (see final page for details).

There will be full planning permission on each plot for a 1.5-storey 3-bed home (ref 22/00815/PP); initial plans can be viewed on our website. Plot purchasers may apply to amend this.

Services: water, sewerage (central waste water treatment plant with service charges), electric and phone are installed adjacent to plot boundary; plot purchasers to apply for connections.

GET IN TOUCH

For more information contact
the Communities Housing Trust

Telephone: 01463 233549
Email: info@chtrust.co.uk
Website: www.chtrust.co.uk

ALLOCATIONS POLICY

Colonsay is looking for individuals, couples or families who envisage a long-term future on the island and who can contribute in a variety of ways to island life. You might live on the island already, or live elsewhere and be keen to move.

The homes will therefore be allocated according to island priorities. As well as islanders, people currently living outwith Colonsay are also able to apply if they bring key skills and match **at least some** of the criteria below. Consideration will also be given to applications from different households who wish to live together (a joint tenancy). The island is particularly keen to welcome:

- Those with job offers in essential services i.e., NHS, school, care, fire, ferry port, airport
- Those moving to offer care or support to Colonsay or Oronsay residents
- Self-employed tradespeople, including general builder, small contractor, gas safe plumber, heating or heat pump engineer, NEC EIC certified electrician, mechanic
- Those with primary school aged children
- Those moving to set up a new socially and economically viable business contributing to the island's wellbeing and economy
- Those with established family connection to Colonsay or Oronsay

APPLICATION PROCESS

1. Complete the application form and enclose the required supporting documentation **by Sunday 19 March 2023**. The application form can be downloaded from the Communities Housing Trust (CHT) website: chtrust.co.uk/current-opportunities.html

2. CHT will assess the applications and allocate the homes according to CCDC's allocations policy. All applicants will receive a letter to let them know if they

have been successful or not. CCDC have appointed CHT to act as their agents in allocating these properties.

3. Offers will be made to successful applicants confirming prices and arrangements will be made to view the properties, if possible.

4. You will be kept up to date as to when the home will be ready for occupation, or when the plot will be available for build.

GET IN TOUCH

Telephone: 01463 233549

Email: info@chtrust.co.uk

Website: www.chtrust.co.uk

The details within this brochure are for information only and do not form the basis of any contract.

CHT & CCDC accept no responsibility for any errors or omissions in this brochure. CHT & CCDC offer no financial or legal advice - potential applicants should seek appropriate legal & financial advice.

RURAL HOUSING BURDEN

The plots will be sold with a Rural Housing Burden attached to the title

WHAT IS A RURAL HOUSING BURDEN?

The Rural Housing Burden is a direct result of work carried out by Communities Housing Trust (CHT) to promote and enable affordable home ownership in rural communities. It is a Title Condition that applies to all homes and plots sold at the discounted price.



The property owner has full ownership of the property.

HOW IT WORKS:

%

An agreed discount percentage from the open market value is offered to the first purchaser, and a discount from market value will apply to any future sale of the property. This ensures affordability in perpetuity.



There is a right of pre-emption. This means that CHT has the first right to buy back the property when it is offered for sale. This prioritises local communities in future sales and protects housing stock for future generations.



There is a personal bond between CHT and the owner, which means the property must be the owner's sole and principle residency and not used as a second or holiday home.