

Appendix 2

6.1 Steps taken to buy land

In the period following the Hotel's closure in 2017, there was a number of approaches from prospective purchasers, including a group of local inhabitants who were later to become the Directors of the Albert Community Group Limited. None of these approaches were successful.

In particular, ACG submitted an informal offer to the Owner, dated 30th August, 2021 to purchase the property at a price of £240,000.00. This was ignored.

The Form of Written Request to the Owner of Land under Part 5 of the Land Reform (Scotland) Act 2016 was sent by the Community Body to the owner on 1st September, 2022. The Owner, through its legal representative, David Johnson, completed Part B of the Form on 6th December, 2022. The Owner ticked Option 1 on the Form, namely:

I/We, the land owner identified in Part A of this form, am/are willing to discuss the potential transfer of the land to the community body on the terms specified in Part A of this form and consider entering into negotiations to that end. Please contact me/us to discuss the potential transfer further.

Following receipt of this response, a meeting was convened amongst representatives of the Owner, the Community Body, the Albert Community Group Ltd. (hereafter "ACG" and their respective advisors on 24th January, 2023. In the course of that meeting, the Owner's representative was asked if the Owner would agree to sale of the property at a price to be fixed by an independent valuer to be jointly appointed by the parties. Notwithstanding its Declaration in Option 1, the Owner refused to agree to this proposal. However, the Owner did give permission for supervised access to the building for structural and architectural assessment.

Following access being granted to the property, in June 2023, ACG Ltd. instructed a valuation survey by D M Hall. On 18th August, 2023, ACG submitted, through its solicitors, a proposal to the Owner that the property be sold to ACG at a price (based upon the market value as assessed by D. M. Hall) of £200,000, and sought a response by 29th August.

The only response given was a telephone call to the solicitor for ACG from the Owner's solicitor in which the Owner's solicitor stated "£200,000 is not going to fly" though he undertook to obtain formal instructions.

No formal (or other) response was made by the Owner before the offer deadline of 5 p.m. on 29th August, 2023 or since.