



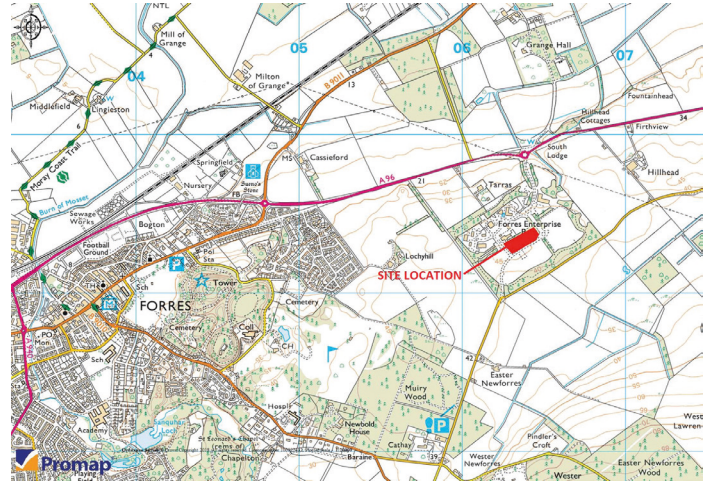
Plot 2, Forres Enterprise Park, Forres, Moray IV36 2AB

High Amenity Development Site

- On the instructions of Highlands & Islands Enterprise
- Site Area: 3.73 Acres / 1.51 Hectares or thereby
- Suitable for Use Class 4 — Business
- Potential for Sub-division



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



LOCATION

The development land is located within the Enterprise Park on the outskirts of Forres with good access to the A96 Inverness/Aberdeen trunk road. Inverness is approximately 27 miles to the west of the subjects whilst Elgin is 13 miles to the east. Aberdeen is also 78 miles to the south east. All facilities including rail and air links are within relatively close distance.

DESCRIPTION

The development land forms part of the attractive Forres Enterprise Park. The site is generally rectangular and level in nature and is awaiting development.

ACCOMMODATION

The site has an overall area of 3.73 acres / 1.51 hectares or thereby.

The vendor may be prepared to consider sub-division of this site.

SERVICES

The development site will be able to connect to mains electricity, water and sewerage. Gas is also available nearby. Purchasers to satisfy themselves in regard to services.

VAT

It should be noted that VAT will be charged on any sale.

GENERAL

HIE's decision making will normally be based upon the highest offer received but HIE is under no obligation to accept the highest or indeed any offer. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value basis when there is a community interest in

the property. We will notify interested parties if bids will be valued on a Best Value basis prior to setting a closing date. For more information see <http://www.hie.co.uk/community-support/community-assets/asset-transfer-requests.html>

The purchaser shall a) within 12 months of the date of conclusion of missives, obtain and exhibit any statutory consents which are required and commence the erection of buildings in accordance with the detailed plans, elevations and specifications approved in writing by HIE prior to the commencement of work upon the subjects, and b) within two years of the date of entry, HIE will reserve a right of pre-emption should the development not be completed within the noted timescales a price representing Market Value at that time.

Enterprise Area Status — If applicable life science companies can benefit from rates relief of up to £275,000 per business, plus streamlined planning protocols and additional support for training and skills.

DEED OF CONDITIONS

A deed of conditions exists in respect of the enterprise park. This can be made available to interested parties.

PRICE

Upon application.

ENTRY

By agreement.

PLANNING

Class 4 Use (Business) permitted. HIE may consider alternative uses on a case by case basis.

To arrange a viewing contact:



Callum Maclean
 Surveyor
 callum.macleaan@g-s.co.uk
 01463 236 977



Andrew Rose
 Surveyor
 andrew.rose@g-s.co.uk
 01463 236977

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/ Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: January 2019