



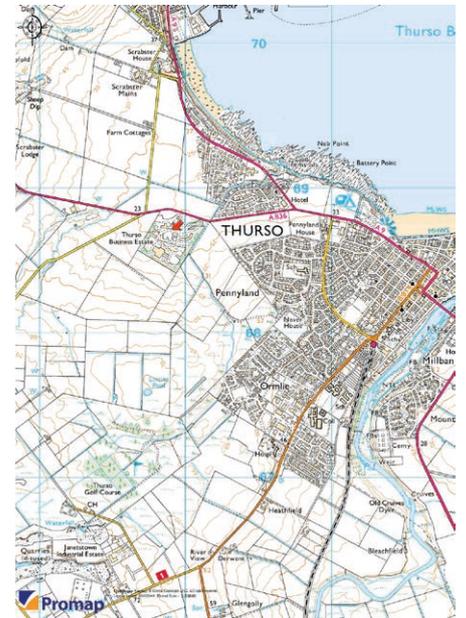
## Development Sites, Thurso Business Park, Thurso, KW14 7XW

The subjects comprise three development sites forming part of the Thurso Business Park.

- 3 Sites from 0.32 acres to 0.42 acres
- Suitable for Class 4, 5 & 6 use
- On the instructions of Highlands & Islands Enterprise



**Highlands and Islands Enterprise**  
Iomairt na Gàidhealtachd 's nan Eilean



## LOCATION

The subjects form development sites at the established Thurso Business Park on the principle business location lying on the north western outskirts of Thurso some 1.2 miles west of the Town Centre. Thurso Business Park is a development carried out by Highlands & Islands Enterprise and comprises a range of uses including/ clean industrial and offices along with development sites. Thurso itself is one of the two principle towns in the county of Caithness lying on the north coast of the Highlands and benefits from good access to road and rail links to the south.

## DESCRIPTION

The subjects comprise three development sites as outlined below and forming part of the Thurso Business Park. The Business Park has already been partly developed and there is a mixture of office, light/ clean industrial and business uses. The subjects are presently platformed sites ready for development and laid in grass. A Deed of Conditions is in place with regard to the Business Park including maintenance of the common parts and the Business Park has the benefit of high quality landscape entrance with extensive amenity areas. Sites available for sale are outlined below:

Plot A extending to an overall area of 0.486 Hectares/1.20 Acres or thereby

Plot 5 extending to an overall area of 0.338 Hectares/0.835 Acres or thereby

Plot 6 extending to an overall area of 0.249 Hectares/0.615 Acres or thereby

## PLANNING

The site is suitable for Class 4, 5 & 6 development which incorporates such uses as offices, research and development, light industrial purposes and storage and distribution.

Notwithstanding this, interested parties should make their own enquiries regarding planning with Highland Council Planning Department: [www.highland.gov.uk](http://www.highland.gov.uk)

## SERVICES

Mains services have been installed within the main estate road network and it is understood that connections are available for the individual sites. Interested parties will be required to make enquiries with the relevant utility authority.

With regard to Plot 5, it should be noted that a Right of Access exists and is maintained in respect of the electricity

sub-station located within the plot with the electricity sub-station being excluded within the subjects for sale.

## ASKING PRICE

Subjects are available for sale and offers are sought based on the prices outlined below:

Plot	Overall Area	Price
Plot A	0.486 Hectares/ 1.20 Acres	£20,000 Plus VAT
Plot 5	0.338 Hectares/ 0.835 Acres	<b>UNDER OFFER</b>
Plot 6	0.249 Hectares/ 0.615 Acres	£23,000 plus VAT

## DEVELOPMENT CLAUSE

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 the building or buildings in accordance with detailed plans, elevations, dimensions and specifications approved in writing by Highlands & Islands Enterprise (the vendor) prior to the commencement of works on the subjects and b). within 2 years of the date of entry fully complete the development. If the purchaser fails to fully complete the development within the said period of 2 years from the date of entry then Highlands & Islands Enterprise (the vendor) are entitled to anytime thereafter to purchase the subjects from the proprietor at market value at that time.

## 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>

## VAT

It should be noted that all sale prices will be subject to payment of VAT.

## ENTRY

Immediate entry is available.

## To arrange a viewing contact:



**Kenny MacKenzie**

Surveyor

[kenny.mckenzie@g-s.co.uk](mailto:kenny.mckenzie@g-s.co.uk)

01463236977



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## 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