

FOR SALE

PRIME DEVELOPMENT SITE

PLOT 5, BALMAKEITH BUSINESS PARK, NAIRN, IV12 5QR

- HERITABLE DEVELOPMENT SITE
- BUSINESS / LIGHT AND GENERAL INDUSTRIAL / STORAGE OR DISTRIBUTION USES
- SITE AREA: 1.28 ACRES WITH DEVELOPABLE AREA OF 0.96 ACRES
- EASY CONNECTION TO A96 TRUNK ROAD
- PROMINENT LOCATION
- OFFERS OVER £120,000 INVITED

PLOT 5

Lambert
Smith
Hampton

SHEPHERD
COMMERCIAL

DESCRIPTION: The subjects comprise a Greenfield development site which is generally level and regular in shape. The site is located within Balmakeith Business Park approximately 1 mile to the east of Nairn town centre. Access to the site is taken from Tom Semple Road which has direct connection to the main A96 trunk road leading west to Inverness and south east to Aberdeen. The subject site is currently grassed over with post and wire fencing to part of its boundaries.

SITE AREA: The site extends to an approximate total area of 1.28 Acres (0.52 Hectares) and we understand the developable area extends to approximately 0.96 Acres (0.39 Hectares) as shown on the plan opposite hatched in blue.

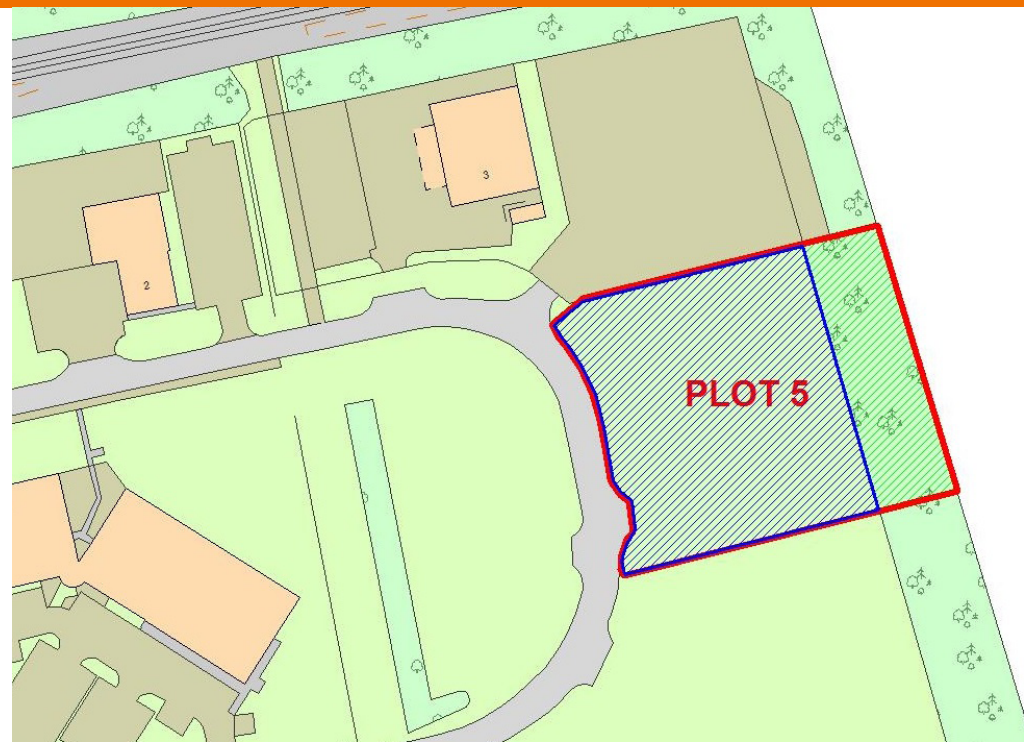
RATEABLE VALUE: Any development will require to be assessed for rating purposes on completion and occupation.

PLANNING: Balmakeith Business Park is allocated within the Inner Moray Firth Local Development Plan for "Business" use (NA10 Balmakeith). As well as Class 4 (Business) use the site would also be suitable for Classes 5 (General Industrial) and 6 (Storage & Distribution) all within the terms of the Town & Country Planning (Use Classes) (Scotland) Order 1997 and subject to local authority approval.

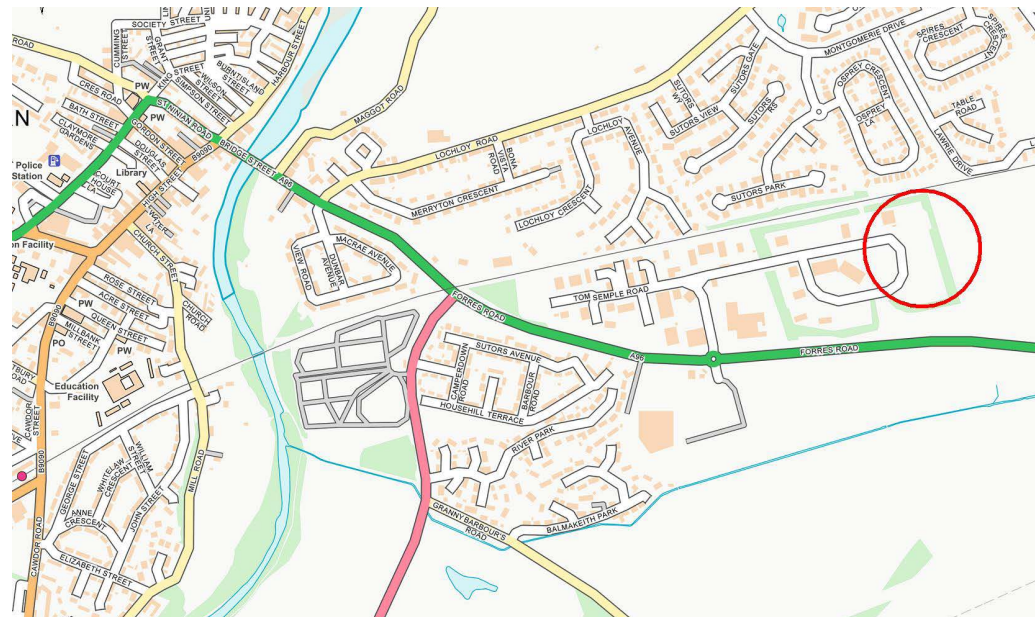
SALE PRICE: The subjects are offered For Sale with offers over £120,000 invited, exclusive of VAT.

VAT: VAT will apply to any transaction.

COSTS: Each party will bear their own legal costs. The purchaser will be liable for any LBTT, Registration Dues and VAT thereon.



INDICATIVE SITE PLAN



VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing, please contact the sole agents:

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