

# FOR SALE

## PRIME DEVELOPMENT SITE



### SITE 7, BALMAKEITH BUSINESS PARK, NAIRN, IV12 5QR



- HERITABLE DEVELOPMENT SITE
- DEVELOPABLE SITE AREA: 0.92 ACRES (0.372 HECTARES)
- BUSINESS, LIGHT AND GENERAL INDUSTRIAL USES
- ADJACENT TO AND VISIBLE FROM A96 TRUNK ROAD
- PROMINENT LOCATION

**SALE PRICE: OFFERS OVER £120,000**

**VIEWING & FURTHER INFORMATION:**  
Enquiries should be directed to:

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## LOCATION

The subject site is situated in a prime position within Balmakeith Business Park approximately 1 mile to the east of Nairn town centre. Access to the site is via Tom Semple Road just off the main A96 Inverness – Aberdeen trunk road. The site is well positioned within the business park with its southern boundary running parallel to the A96 trunk road. Nairn lies approximately 16 miles to the east of the city of Inverness, 23 miles to the west of Elgin and 88 miles north west of Aberdeen. Inverness Airport at Dalcross is within short driving distance.

The subject site sits within an area providing a healthy mix of industrial and office users including Capgemini UK Ltd, TOM Vehicle Hire, Wooha Brewing Co Ltd, Inverness Campervans, The Really Garlicky Co Ltd, Moray Firth Removers, Highland Polytunnels and AB 2000 Ltd plant and crane hire.

## DESCRIPTION

The subjects comprise a Greenfield development site which is generally level and roughly rectangular in shape. It is currently grassed over and post and wire fenced on its eastern, western and southern boundaries with its northern boundary open to Tom Semple Road. The site layout is generally shown on the site plan with the developable area highlighted in blue.

## SITE AREA

The site extends to an approximate gross area of 1.68 acres (0.682 hectares) and we understand the developable area extends to approximately 0.92 acres (0.372 hectares).

## 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.

## SERVICES

Mains water, electricity and drainage are understood to be close to the edge of the site. It will be the purchaser's responsibility to satisfy themselves on all servicing provision.

## RATEABLE VALUE

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

## ENTRY

Entry will be on the conclusion of legal missives.

## SALE PRICE

Offers over £120,000 are invited for our client's heritable interest (Scottish Equivalent of Freehold) in the site.

## LEGAL COSTS/VAT

Each party will be responsible for their own legal costs. In the normal manner, the purchaser will be liable for any LBTT, Registration Dues and VAT thereon.



## CONTACT:

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