



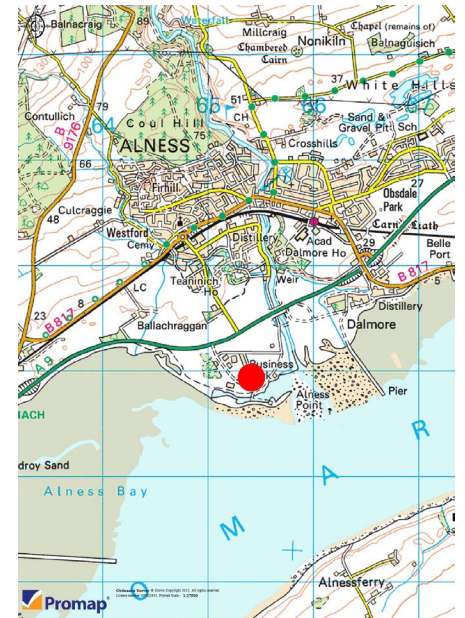
## Development Sites, Alness Point Business Park, Alness, IV17 0UP

The subjects comprise a range of sites which form part of the Alness Point Business Park.

- 6 Sites from 0.99 acres to 5.58 acres or thereby
- Suitable for a variety of Class 4 uses with a potential hotel site
- Alness Point Business Park accessed directly off A9 trunk road and served by public transport
- Within the newly established Cromarty Firth Freeport boundary.
- On the instructions of Highlands & Islands Enterprise







## LOCATION

The subjects form development sites at Alness Point Business Park located on the A9 trunk road and has direct access from the A9. Alness Point Business Park therefore has the benefit of good transport connections via the trunk road network. The property is attractively located on the south side of the A9, at Alness, close to the Cromarty Firth and has the benefit of a high quality core environment.

Alness Point Business Park is served by public transport and is close to Alness and Invergordon as well as being in commuting distance of Inverness.

The subjects are located within the boundaries of the Cromarty Firth Freeport, which has several potential benefits, such as tax relief and supportive planning. The local economy is expected to grow significantly due to the benefits associated with the Freeport.

## DESCRIPTION

The subjects comprise a range of sites which form part of the Alness Point Business Park. The Business Park has already been partly developed and has a mixture of office, educational and light industrial uses. Surrounding occupiers include a variety of public, private and academic organisations. A Deed of Conditions is in place with regard to maintenance of the common parts and the business park has the benefit of a high quality landscape entrance with extensive amenity areas.

## PLANNING

The sites are suitable for Class 4 development which incorporates uses such as offices, research and development or for light industrial purposes. It is also considered that one of the sites may be suitable for development as a hotel site but interested parties will require to make the relevant enquiries with the Highland Council Planning Department.

## 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 however will be required to make enquiries with the relevant utility authorities.

It should be noted that Site 5 is fully serviced benefitting from initial site works including access.

## ASKING PRICE

On application.

## VAT

It should be noted that all sale prices will be subject to 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 building or buildings in accordance with detailed plans, elevations, dimensions and specifications approved in writing by Highlands & Islands Enterprise prior to the commencement of works upon the subjects and; (B) within 2 years of the date of entry, fully complete the development. If the proprietor fails to fully complete the development within the said period of 3 years from the date of entry then Highlands & Islands Enterprise to anytime thereafter to purchase the subjects from the proprietor for a price representing the 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>

## ENTRY

By mutual agreement.

## To arrange a viewing contact:



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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