



Northfield Business Park

For Sale / Ground Lease



CONSENTED LAND – Use Classes 4, 5 & 6 (Including Food and Drink Use)

Islay Place, Perth, PH1 3FU



Perth and Kinross:

The first-choice destination for ambitious business growth

Undoubtedly one of Scotland's most well-connected cities, Perth and Kinross links to all major UK road networks, is a central hub for national rail, and sits within an hour's drive of both Glasgow and Edinburgh airports.

This prime location offers a truly competitive edge for industry of all sizes. From efficient distribution and logistics, to its proximity to the national talent pool, Perth and Kinross provides a cost-effective, no compromise, alternative to its large city counterparts.

With a proactive approach to economic progress, the Business Growth team at PKC can offer support and guidance for companies bringing inward investment to the area, or for existing businesses to expand.



Key Strengths

- Population **153,800** (47,500 in Perth City)
- Proximity **90 mins** from **90%** of Scotland
- Connections **1 hr** from Glasgow and Edinburgh International Airports
- Education **94.8%** of school leavers move to a positive destination
- Employment **97%**, higher than UK (**96.4%**) Scottish (**96.6%**) average



CITY



DIST.



CAR



TRAIN

Inverness	112 Miles	2 hours	2 hours
Aberdeen	86 Miles	1 hour 45	1 hour 30
Dundee	22 Miles	30 mins	25 mins
Stirling	37 Miles	45 mins	30 mins
Edinburgh	45 Miles	1 hour	1 hour 30
Glasgow	62 Miles	1 hour	1 hour



Inveralmond Industrial Estate

Nando's

M&S

COSTA



SSE



Northfield



HOWDENS



Dingbro

JEWSON



VOLVO

Description

The subjects comprise 5 fully serviced development plots. The plots for sale are all reasonably regular in their shape and flat in topography.

In total the land available extends to 12.8 Acres or thereby. Plot sizes range from circa 1.207 Acres to 5.0 Acres. Plans of the individual plots can be made available.

Opportunity

- Rare purchase opportunity.
- The estate comprises fully serviced plots. Further information regarding services can be made available to interested parties.
- Available plots offer potential for a range of Class 4, 5 & 6 Buildings/operators.

Planning

Under the recent Perth & Kinross Local Development Plan the subjects are Zoned under Policy E3 – the current zoning is for Employment uses.

Perth & Kinross Council will encourage uses and users linked to the Food & Drink Industry, a growth sector in the region:

915

Food and Drink businesses registered in Perth & Kinross. (2022)

£472m

Turnover from Food and Drink industry in Perth & Kinross (2021)

7,000

People employed in the food industry in Perth & Kinross (2022)

£8bn

Total value of Scottish Food and drink exports was £8 Billion (2022)

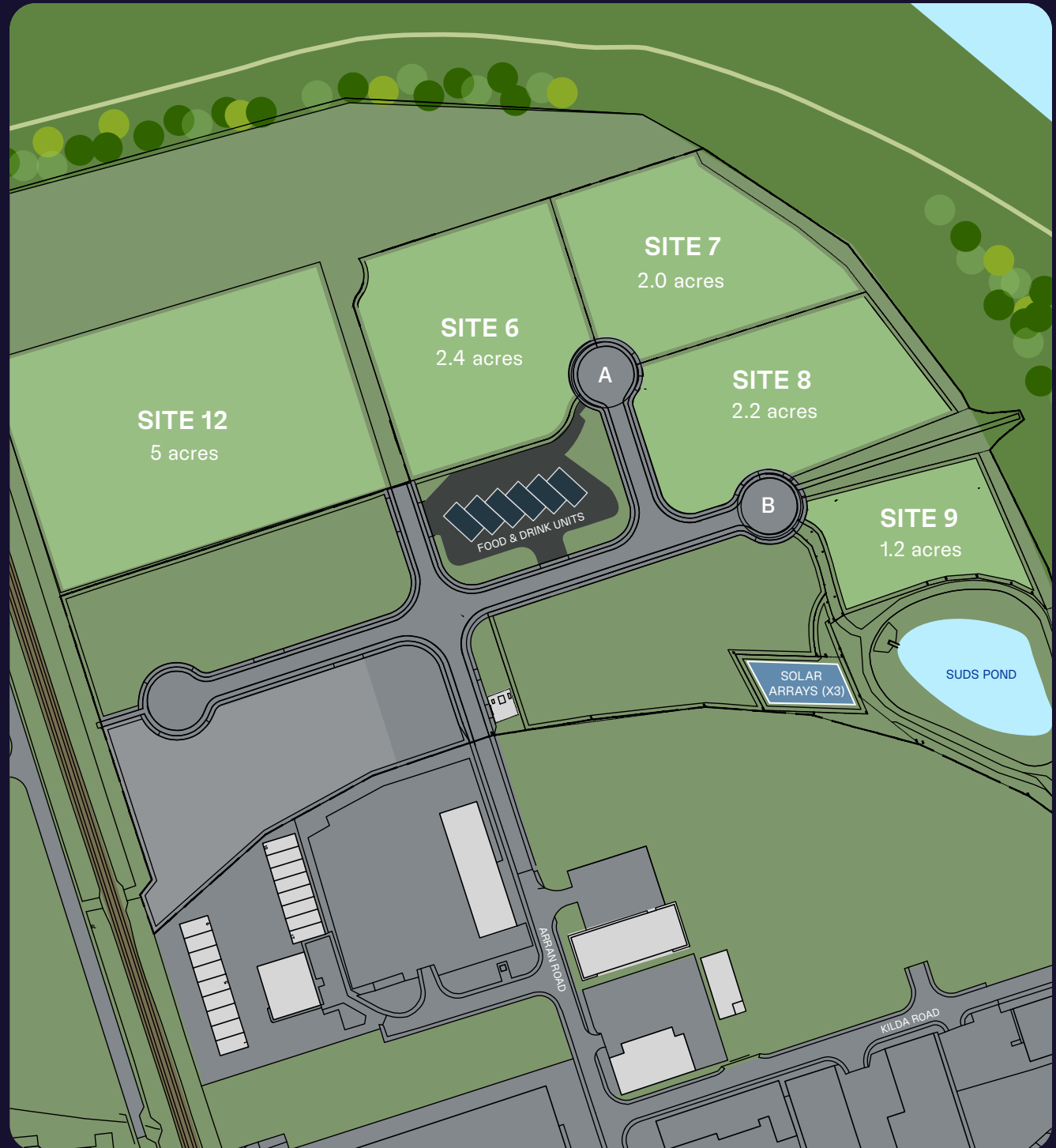
41,900

new recruits are needed for the Scottish food and drink sector by 2029

£10.3bn

Turnover of the Scottish food and drink industry (2022)

Alternatively, the land is suitable for Business, Industrial and Storage and Distribution uses.





DEVELOPMENT PROPOSALS

All formal offers for the sites must be accompanied by an outline of the prospective purchasers development proposal. Further information in this regard available from the Sole Selling Agents.

PRICE

Offers are invited for the remaining plots.

The sale will be disposed of by way of a Development Licence with the transfer of the Title only occurring upon satisfactory completion of the agreed development.

Each party will be responsible for their own legal costs, LBTT, VAT, registration dues incurred thereon.

Offers in respect of the remaining plots should be submitted in formal Scottish legal terms.

A closing date will be required and interested parties will be notified of the closing date arrangements if applicable.

The Council is not bound to accept the highest or any offer.

All unsuccessful parties will be notified in writing as soon as possible. Any offer received after a closing date shall not be considered.



Contact



Further information and
viewing arrangements are
available by contacting the
Sole Selling Agents:

Garth Davison
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Garth.Davison@g-s.co.uk

Keith Scobbie
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