



FG Burnett



For Sale

Development Sites, Alness Point Business Park

Alness, IV17 OUP

4 sites from 0.89 acres to 5.58 acres approx.

- Within the newly established Inverness & Cromarty Firth Green Freeport boundary
- Direct access from A9 Trunk Road
- Suitable for a variety of Class 4 uses with a potential hotel site



Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



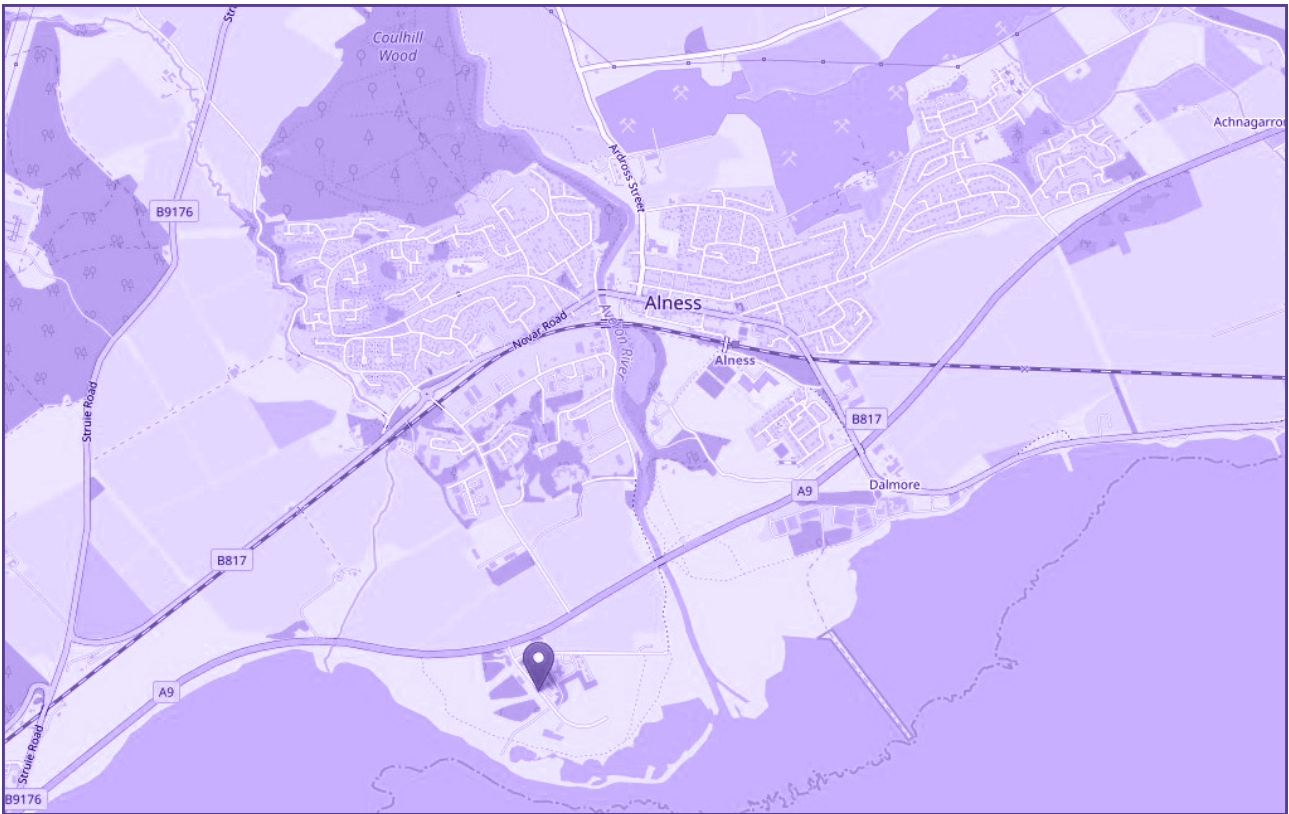
All enquiries:

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fgburnett.co.uk

savills.co.uk



Location

Alness occupies a strategic location on the A9 Trunk road, approximately 21 miles north of Inverness and in close proximity to key infrastructure within the Inverness and Cromarty Firth Green Freeport.

Alness Point Business Park sits between Highland Deephaven and the Port of Cromarty Firth and the Port of Nigg, with an attractive location on the south side of the A9, overlooking the Cromarty Firth, with 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 Inverness and Cromarty Firth Green 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 mix of office, educational and light industrial uses. Surrounding occupiers include a variety of public, private and academic organisations. A Deed of Condition is in place with regard to maintenance of the common parts and the Business Park has the benefit of a high quality landscaped entrance with extensive amenity areas.

Inverness and Cromarty Green Freeport

Green Freeports in Scotland are a key initiative designed to boost economic growth, create jobs, and support the transition to a low-carbon economy. These freeports are special economic zones that benefit from tax incentives, simplified customs procedures, and a commitment to sustainability. Alness Point Business Park is strategically placed to potentially benefit from the Green Freeports initiative, particularly as it aligns with regional development goals and the broader objectives of the Scottish Government.

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

Price

On application.

VAT

VAT will be payable at the standard rate on all monies due.

Sale Conditions/Development Timescale

The sale will be subject to the purchaser gaining planning permission for the proposed development prior to completion.

It will also be subject to a Section 32 Title Agreement, which will restrict the use of the proposed development and oblige the purchaser to complete the development within 2 years of conclusion of the sale.

General

A closing date will be set for receipt of formal offers. 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.



Legal Costs

Each party will bear their own legal costs incurred in the transaction. The occupier will be responsible for any LBTT and Registration dues.

AML

To satisfy HMRC and RICS guidance, FG Burnett and Savills are required to undertake AML diligence on purchaser/tenant. Accordingly, a successful bidder will be required to provide financial information and personal identification and FG Burnett and Savills will undertake the necessary 'Know Your Client' identity checks to satisfy AML requirements when Heads of Terms are agreed.

Entry

By mutual agreement on conclusion of legal missives.



Viewings & Offers

Please contact the joint agents to discuss your interest further or to arrange a viewing. All offers should be submitted in writing to the joint agents.



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