

CLOSING DATE SET FOR 12
NOON ON THURSDAY 27
AUGUST 2026

FG Burnett



For Sale

Development Sites, Alness Point Business Park

Alness, IV17 0UP

Sites from 0.64 acres to 5.58 acres approx.

- Within the established Inverness & Cromarty Firth Green Freeport boundary
- Direct access from A9 Trunk Road
- Wide range of uses considered

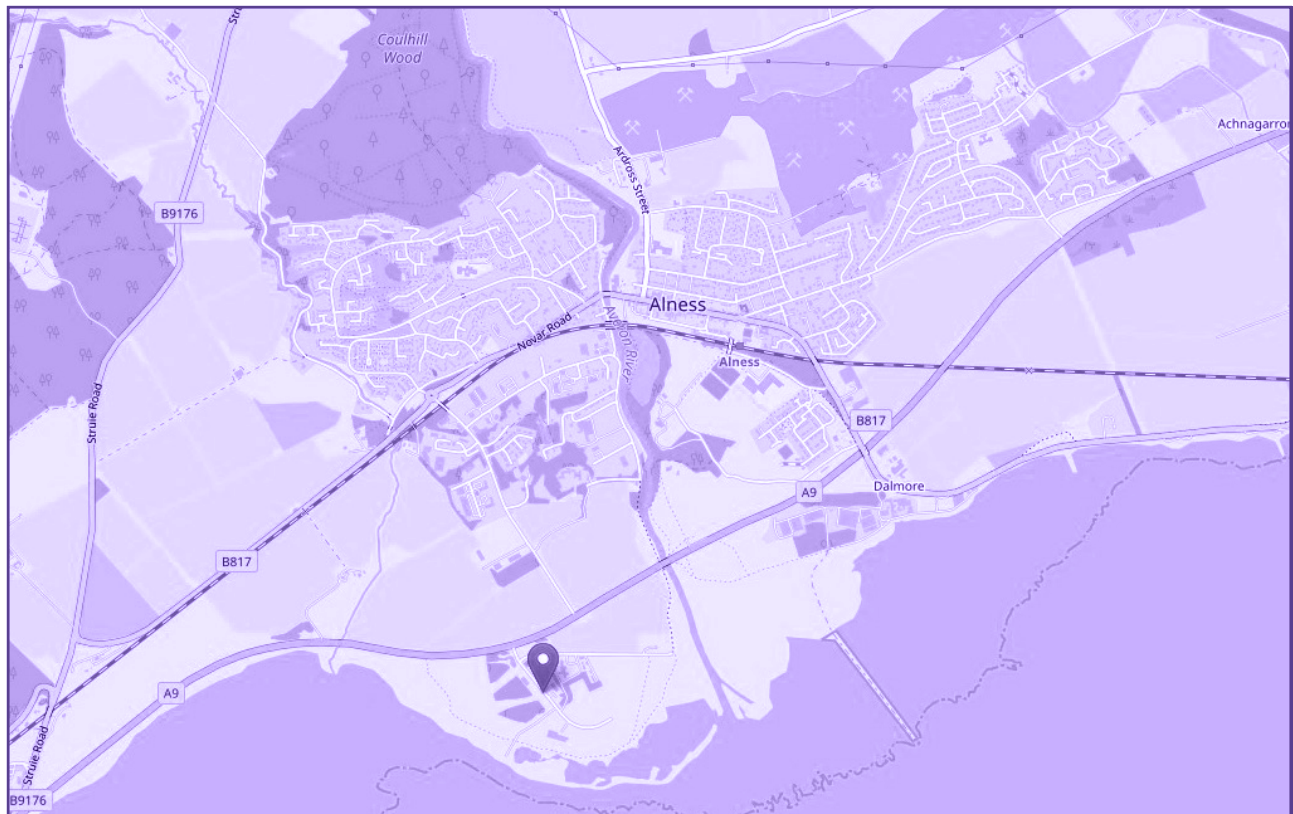


Highlands and Islands Enterprise
Iomairt na Gàidhealtachd 's nan Eilean



All enquiries:
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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 wider boundary of the Inverness and Cromarty Firth Green Freeport, and close to the Green Freeport Tax Sites of Highland Deephaven, Port of Cromarty, Port of Nigg and Pitcalzean.

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, as it is close to a number of the Ports allocated as Tax Sites.

Planning

The sites are allocated for Business uses within the current local plan, however offers for alternative uses will be considered. The buyer will be responsible for obtaining any required change of use from the Planning Authority and are advised to make their own enquiries as to the suitability of their intended use.

Development Constraints

The sites have a number of constraints outlined in the Inner Moray Firth Local Development Plan 2, adopted June 2024 under allocation AL11. Buyers are advised to review these. Furthermore, the SEPA Flood Map indicates a range of flood risks from coastal and fluvial sources. These may impact on the potential to develop these sites and buyers are advised to take their own professional advice in this regard. Offers will be considered subject to due diligence on these matters. A Flood Risk Assessment may be made available to buyers, on an information-only basis.

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

Offers in the region of £50,000 per acre exclusive of VAT for the benefit of the heritable interest.

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.



Site Details

Site No.	Area (Hectares)	Area (Acres)
Site 1	0.50	1.24
Site 2	0.26	0.64
Site 3	2.26	5.58
Site 4	1.40	3.46
Site 4B	Under Offer	
Site 5	0.36	0.89
Site 7	0.40	0.99

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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