



FG Burnett



For Sale

## Development Sites, The Enterprise Park

Forres, Moray, IV36 2AB

- 6 sites from 3 acres to 10 acres thereby
- Accessed directly off the A96
- Suitable for office and industrial uses

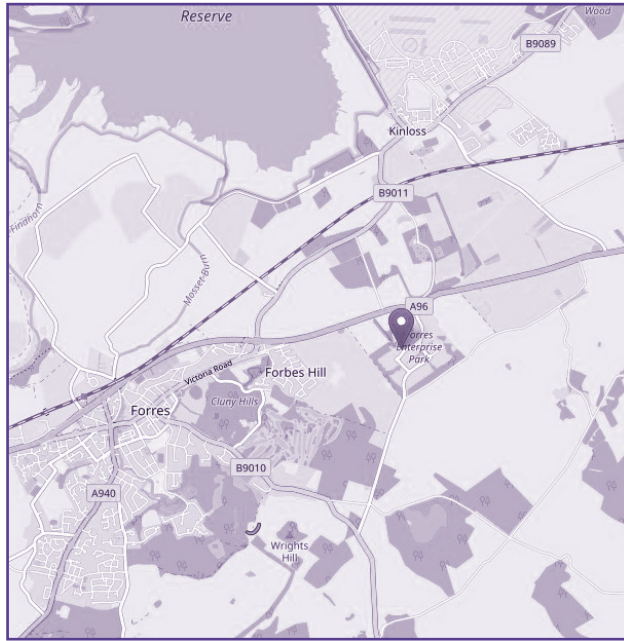
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Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd 's nan Eilean



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savills.co.uk



## Location

Forres is a prosperous town, approximately 25 miles east of Inverness and 12 miles west of Elgin, located on the A96 trunk road and the rail line between Inverness and Aberdeen. Inverness Airport is approximately 20 miles west of Forres.

The local economy is diverse, with key sectors including manufacturing and engineering, agriculture and food production, the whisky industry, tourism – supported by major military bases at RAF Lossiemouth and Kinloss Barracks.

The property is located on the Enterprise Park, on the eastern outskirts of Forres, which is accessed directly from the A96 Inverness to Aberdeen trunk road.

It is a high quality business park which has attracted occupiers from the manufacturing, marine, space and data centre sectors.

Occupiers include Atos, Orbex, Gael Force Marine, Highlands and Islands Enterprise, Phoenix Instinct and Life and Soul. A business and innovation centre, gym and cafe complement the facilities on the Park.

The new Manufacturing Innovation Centre Moray is located on the Park, a £5.6M development to stimulate innovation and growth in product and process development.

## Description

The sites are located within the established Forres Enterprise Park with a mixture of office and industrial uses. The Park has mature landscaping, providing an attractive location for businesses to expand.

The sites are level and ready for development with access points from the Estate roads already in place.

PLOT	SIZE
1	1.01 Ha / 2.50 Ac
2	1.48 Ha / 3.66 Ac
3A	1.29 Ha / 3.19 Ac
3B	2.67 Ha / 6.60 Ac
4	4.13 Ha / 10.21 Ac
5	2.46 Ha / 6.08 Ac
<b>TOTAL</b>	<b>13.04 HA / 32.24 AC</b>

## Planning

The sites are suitable for Class 4, 5 or 6 development for uses such as offices, light industrial, general industry and storage and distribution.

## 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.

## Service Charge

Further information available on request.

## Price

£100,000 per acre, exclusive of VAT.

## VAT

VAT will be payable in addition to the sale price.

## AML

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



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## 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.

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## 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.

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## Legal Costs

Each party will bear their own legal costs incurred in documenting any transaction. The incoming occupier will be responsible for any LBTT and Registration Dues applicable.

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## Entry

On conclusion of legal missives.



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## 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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