



FG<sub>®</sub> Burnett



For Sale

## Wick Airport Industrial Estate

Wick, KW1 4QS

Gross developable area of 0.65 acres excluding a small sub-station on the land.

- Development land available in a prominent position
- The site can also be split to suit purchasers demand
- Suitable for use Class 4, 5 & 6 (subject to planning)



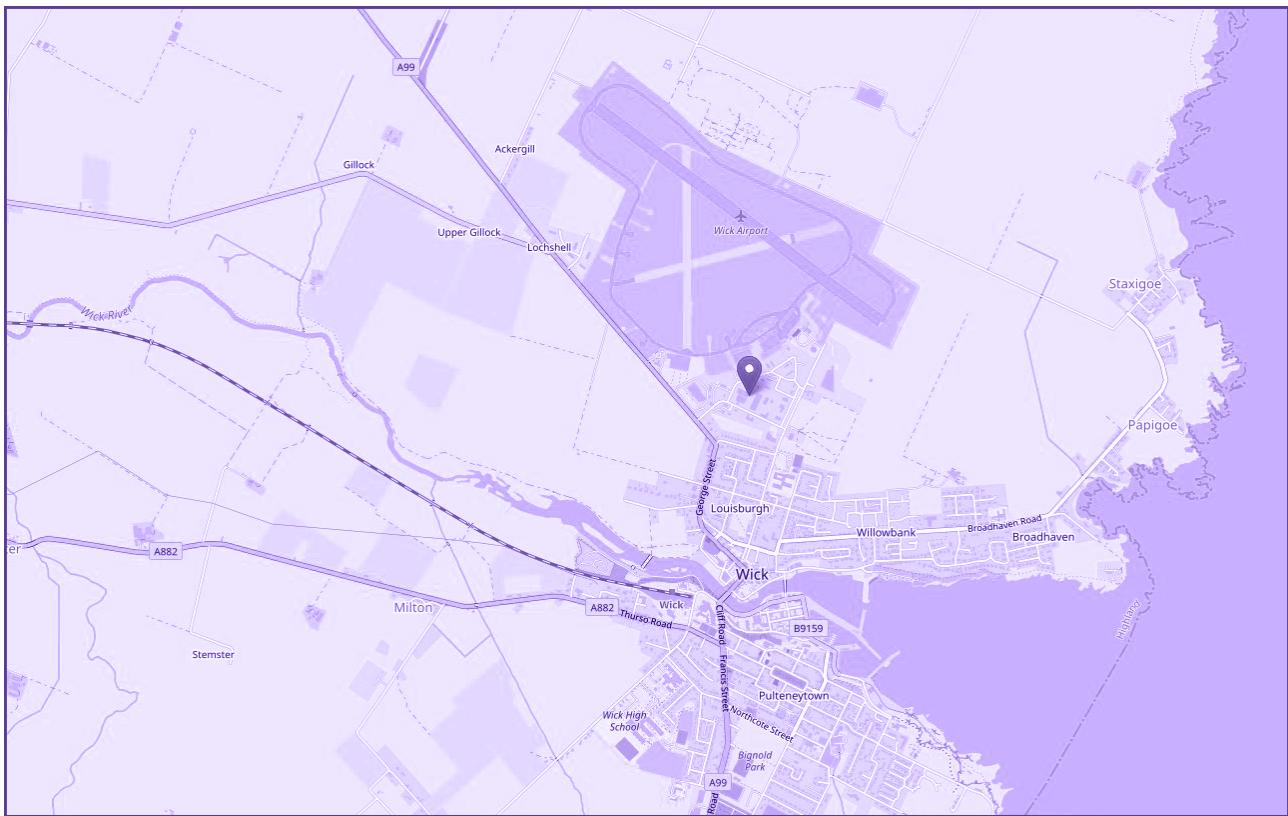
Highlands and Islands Enterprise  
Iomairt na Gàidhealtachd's nan Eilean

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## Location

Wick is the principal county town for Caithness, situated approximately 100 miles north of Inverness and connected via the A9/A99 Trunk road, the Inverness to Wick/Thurso rail line and Wick Airport. Thurso and Scrabster are approximately 20 miles to the north-west, with regular ferries to Orkney, complemented by the ferry service from Gills Bay to Orkney. The world famous NC 500 route passes through Wick and has raised the profile of the area.

The economy has a blend of sectors including onshore and offshore wind, oil and gas, agriculture and food and drink, with the long term decommissioning of the Dounreay nuclear facility securing significant activity. Rolls Royce, BT and Subsea 7 are key employers and the Beatrice Offshore Windfarm, led by SSE Renewables, is one of the largest ever private sector infrastructure projects in Scotland, with its O&M base at Wick Harbour.

The land is located at Wick Airport Industrial Estate, on the north eastern outskirts of Wick adjacent to the A99 Thurso/John O'Groats road and Wick/John O'Groats Airport, which has regular connections with Aberdeen.

There are a variety of occupiers including Stagecoach, Halfords, Wolseley, Highland Council, The Scottish Ambulance Service, Ashley Ann and The Driving Standards Agency.



## Description

The land extends to a gross developable area of 0.65 acres excluding a small sub-station on the land. It is generally sloping and presently laid to grass with two potential access points off the adopted estate road.

## Opportunity

This is a good opportunity to secure a prominent site for either owner occupation or potential development opportunities.

## Planning

The subjects would be suitable for Use Classes 4, 5 & 6 (Business, General Industry, Storage & Distribution) of the Town & Country Planning (Use Classes) (Scotland) Order 1997 subject to all necessary consents and permissions being obtained from the Local Authority. Interested parties will have to satisfy themselves in this regard.

The site currently has planning permission under Planning Reference : 22/03951/FUL on the Highland Council planning portal. In line with the planning permission, any potential purchaser has been granted permission to erect a high-quality steel portal framed shed following the specifications stated in the planning application. Please see the planning application for further details.

## Services

We understand mains water, electricity and drainage are located on or close to the site. Interested parties will however be required to make relevant enquiries with the appropriate utility companies. It may be necessary to form a SUDS Scheme within the site. Further advice in this regard should be sought from Scottish Water and SEPA.

## Sale Conditions / Development Timescale

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

It will also be subject to a Section 32 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.

## Price

Offers over £18,000 exclusive of VAT.

## VAT

VAT will be payable in addition to the sale price.

## 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 Rennie Property Consultants 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.

## Entry

On conclusion of legal missives. Early entry is available.

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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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