



**Development Sites,
Forres Enterprise Park, Forres, Moray, IV36 2AB**

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

LOCATION

The land forms development sites at Forres Enterprise Park, located on the A96 trunk road and has direct access from the A96.

Forres Enterprise Park is located on the A96 just outside Forres, it’s ideally situated for quick and easy travel between Aberdeen and Inverness.

The park comprises of a mix of occupiers including Orbex, Europe’s leading orbital launch services company.

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. On-site facilities include a cafe and circular running route.

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

PLANNING

The sites are suitable for Class 4 development, incorporating uses such as offices, research and development, or light industrial purposes.

SERVICE CHARGE

Further information available on request.

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.

VAT

It should be noted that all figures quoted will be subject to VAT.

DEVELOPMENT CLAUSE

The purchaser shall (A) within 12 months of the date of conclusion of missives. Obtain and exhibit any statutory consents which are required and commence the erection of building or buildings in accordance with detailed plans, elevations, dimensions and specifications approved in writing by Highlands & Islands Enterprise prior to the commencement of works upon the subjects and (B) within 2 years of the date of entry, fully complete the development if the proprietor fails to fully complete the development within the said period of 3 years from the date of entry then Highlands & Islands Enterprise to anytime thereafter to purchase the subjects from the proprietor for a price representing the Market Value at that time.

ASKING PRICE

On Application

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
TOTAL	13.04 HA / 32.24 AC



GENERAL

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. Further, HIE has a duty to respond to Asset Transfer Requests under Part 5 of the Community Empowerment (Scotland) Act 2015, requiring HIE to assess bids on a Best Value basis when there is a community interest in the property. We will notify interested parties if bids will be valued on a Best Value basis prior to setting a closing date. For more information, see Community Assets | Highlands and Islands Enterprise | HIE

To arrange a viewing please contact:



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ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. A list of Partners can be obtained from any of our offices.
6. Date of Publication: September 2024

