



The Moray Council Housing & Property

Council Offices
High Street
Elgin
IV30 1BX

TO LET

DEVELOPMENT SITES FOR SALE OR LEASE RATHVEN INDUSTRIAL ESTATE, BUCKIE



Moray Council are in the process of creating a new industrial estate servicing the Buckie area which will extend to approximately 40 acres. Work will begin Summer 2017 and should complete by the end of 2017. Moray Council are seeking interests from private developers and businesses interested in locating/developing commercial premises in the Buckie area with an emphasis on storage/distribution and industrial uses.

Description

Phase 1 of Rathven Industrial Estate will extend to 10.8 hectares (26.7 acres). Phase 1 layout is shown on the plan above. The estate will benefit from services within the road and road verge with development sites available from 0.1 hectare (0.25 acres) to 4 hectares (9.9 acres).

The development sites themselves will be green field development opportunities with nominal gradient on site. A sustainable urban drainage system has been provided for the entire estate with sites being designated a capacity for their surface water drainage discharge dependent on the site area in question.

Planning

The Industrial Estate has been designated I3 in the Moray Local Plan 2015 as suitable for office, warehousing/distribution and industrial development. For further advice on any Planning issues please visit the Council's web site via this link http://www.moray.gov.uk/moray_standard/page_41669.html or contact the Duty Officer Tel: 0300 1234561 between 2pm and 4pm Mon-Fri.

Lease or Sale

Moray Council will consider requests to purchase sites between now and 2019, thereafter, the Council will only consider disposal by means of long (99 years – 125 years) development lease. A development lease will be granted on the basis of a landlord approved development in principle, however, it will be up to the tenant to satisfy themselves as to the suitability of the site for their purposes. The tenant will be responsible for obtaining all the necessary statutory consents required for the proposed use. The main terms of lease are as follows:-

Period - 99 years to 125 years.

Rent - details available on request.

Rent Review - rent to be reviewed 5 yearly to the current market value of the site or to a percentage of the development value of the site.

Permitted Use - a wide range of uses will be considered, although it is anticipated uses would include office, industrial, warehousing and distribution.

Fencing - the tenant will be responsible for securing the outer boundary of their site, however, where a boundary is shared with another site the tenant will be entitled to claim 50% of the cost of construction of the fence from the tenant or owner of the adjoining site once that site is sold or leased.

Other Terms - details available on request.

Fees

In accordance with the Council's standard practice the tenant will be responsible for the Council's reasonable legal fees in connection with the grant of any lease as well as any Stamp Duty, Land Tax, if applicable, and registration dues.

Further Details

For further details or to arrange to view the premises contact the Estates Services, Moray Council, Council Offices, High Street, Elgin, IV30 1BX, Tel No 0300 1234566 or e-mail alexander.burrell@moray.gov.uk

Any intending offerers must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. In accordance with the Requirements of the Writings (Scotland) Act 1995 these particulars are neither intended to create nor to be relied upon as creating any contractual relationship or commitment. Any contract shall only be entered into by way of missives between respective Solicitors.