



Development Sites, Wick Business Park, Wick, KW1 4QR

The subjects comprise a range of sites as outlined below and forming part of the Wick Business Park. The Business Park has already been partly developed and is a mixture of office and development site uses.

- 2 Development plots from 0.765 Acres to 1.03 Acres or thereby
- Suitable for a variety of Class 4 uses
- On the instructions of Highlands & Islands Enterprise



LOCATION

The subjects form development sites at Wick Business Park. Wick Business Park lies on the northern outskirts of Wick on the A99 John O'Groats Road. The Business Park was developed by Highlands & Islands Enterprise and comprises the subjects and a number of office developments.

DESCRIPTION

The subjects comprise a range of sites as outlined below and forming part of the Wick Business Park. The Business Park has already been partly developed and is a mixture of office and development site uses. The access road serving the Business Park has been fully adopted with mains services also been adopted. A Deed of Conditions is in place with regards to the Business Park dealing with amongst other matters maintenance of common parts. The sites available for sale are as outlined below:

Plot	Overall Area
6	0.42 hectares/1.03 acres
9	0.26 hectares/0.64 acres

PLANNING

The site is suitable for Class 4 development which incorporates uses such as offices, research development and light industrial purposes. However, interested parties will require to make relevant enquiries with regards to planning with Highland Council Planning Department — www.highland.co.uk

SERVICES

Main services have been installed within the main road network and it is understood that connections are available for the individual sites. Interested parties will be required to make enquiries with relevant Utility Authority.

ASKING PRICE

Subjects are available for sale and offers sought for the subjects are outlined below:

Plot	Price
6	£36,000 plus VAT
9	£22,500 plus VAT

VAT

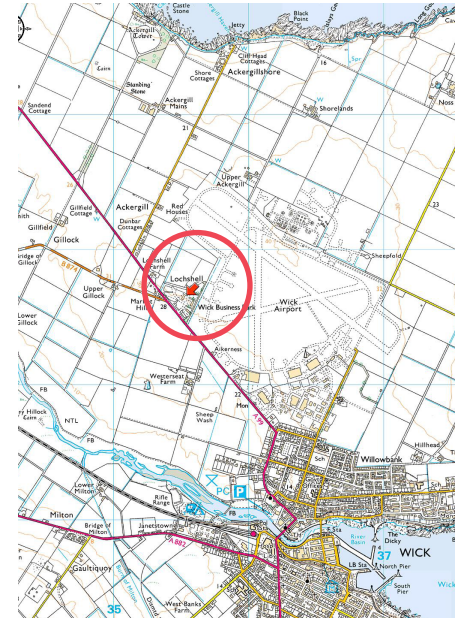
It should be noted that all sale prices will be subject to payment of VAT.

CONDITION OF SALE

It should be noted that the purchasers will be required to enter in a Section 32 Agreement with the vendor restricting the future use of the subjects to Class 4 of the Town and Country Planning (Use Classes) (Scotland) Order 1997.

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 the building or buildings in accordance with detailed plans, elevations, dimensions and specifications approved in writing by Highlands & Islands Enterprise (the vendor) prior to the commencement of works on the subjects and b). within 2 years of the date of entry fully complete the development. If the purchaser fails to fully complete the development within the said period of 2 years from the date of entry then Highlands & Islands Enterprise (the vendor) are entitled to anytime thereafter to purchase the subjects from the proprietor for a price repaying market value at that time.

GENERAL

A closing date will be set for expressions of interest. 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 to this, 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 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 HIE's Community Assets webpage here ([link below](#))

[Community Assets | Highlands and Islands Enterprise | HIE](#)

ENTRY

Immediate entry is available.

To arrange a viewing contact:



Callum Maclean

Chartered Surveyor
callum.maclean@g-s.co.uk
01463 236977



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Senior Surveyor
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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: February 2023