

FOR SALE

COMMERCIAL DEVELOPMENT LAND

GREENFIELD SITE EXTENDING TO
APPROXIMATELY 1.14 ACRES

ZONED FOR INDUSTRIAL
DEVELOPMENT

ALTERNATIVE COMMERCIAL USES
SUBJECT TO PLANNING

EASY ACCESS TO
THE A96 TRUNK ROAD

OFFERS OVER £195,000

SITES 1C & 5 ALSO AVAILABLE



GOOGLE MAPS



WHAT 3 WORDS

SITE 4, ELGIN BUSINESS PARK, IV30 8AZ

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LOCATION

Elgin is the principal administrative and commercial centre of Moray in northeast Scotland, approximately 66 miles northwest of Aberdeen and 39 miles southeast of Inverness. The town benefits from access to the A96 trunk road, rail connections to both cities and regular bus services.

Elgin accommodates Moray Council's headquarters and is the region's principal retail and service centre. Its diverse economy includes education, tourism, agriculture, healthcare, food and drink, textiles and distilling.

The property is situated within Elgin Business Park on the eastern outskirts of the town, with convenient access to the A96. The first 50-acre phase of the wider 125-acre development commenced in 2018, with enabling works and infrastructure support from Highlands and Islands Enterprise.

The park accommodates hospitality, retail, office, warehousing and industrial uses, with most of the land sold to owner-occupiers. Travelodge, Starbucks and a Shell petrol filling station are located at the entrance. Other occupiers include Speyside Stoves, Cathedral Windows, SGN, Autoglass and M&H Carriers.

DESCRIPTION

The subjects comprise an undeveloped greenfield site extending to approximately 1.14 acres (0.462 hectares).

The land is zoned for industrial development and offers an opportunity for owner-occupiers or developers to construct premises for their own use, sale or letting. The site would also suit open storage, subject to obtaining the necessary consents.

Any development would be subject to the appropriate planning and statutory approvals.



PLANNING

There have been no previous planning applications relating to the site. The site is zoned for industrial development, although alternative commercial uses may be acceptable, subject to obtaining the necessary planning consent.

SITE AREA

Ref.	Acres	m ²
Site 4	1.14	4,620

Sites 1c and 5 within Elgin Business Park are also available for sale. Please contact the agents for separate marketing particulars and further information.

SERVICES

Mains electricity, water and drainage are understood to be available at the site boundary.

Prospective purchasers should make their own enquiries regarding availability, capacity and connection costs.

TENURE

Heritable (equivalent to English freehold).

RATEABLE VALUE

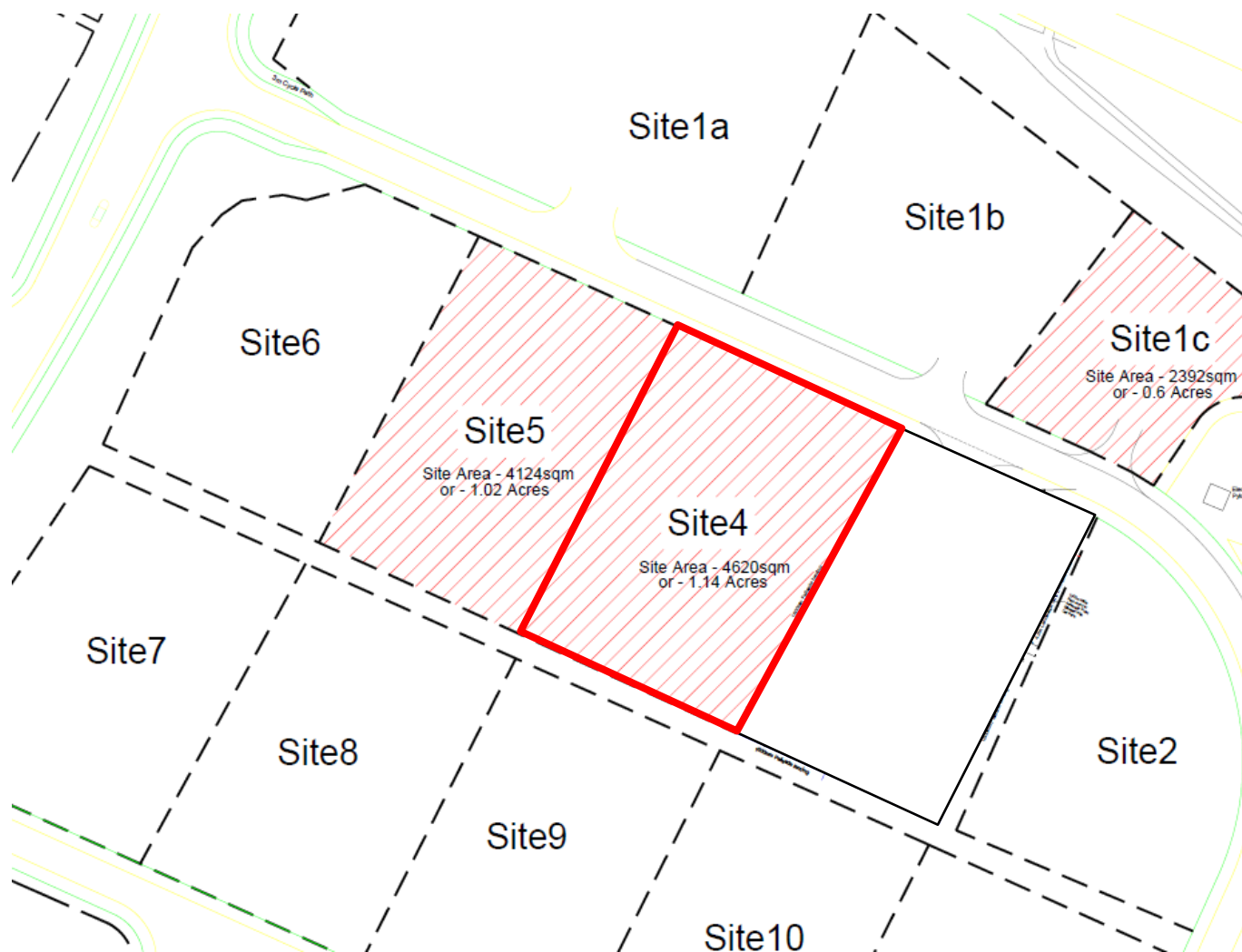
The subjects will require to be assessed for rating purposes on occupation.

SALE TERMS

Offers over £195,000 are invited for the benefit of our client's Heritable interest with vacant possession. All figures are quoted exclusive of VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction. In the normal manner, the incoming purchaser will be responsible for LBTT, Registration Dues and VAT thereon.



Get in Touch

For further information or viewing arrangements please contact the sole agents:



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ANTI-MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26 June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. **Publication Date: September 2026**

