



Moray Council Housing & Property Services

Council Offices
High Street
Elgin
IV30 1BX

TO LET

DEVELOPMENT SITES FOR LEASE **RATHVEN INDUSTRIAL ESTATE, BUCKIE**



Moray Council's new industrial estate servicing the Buckie area extends to approximately 40 acres. 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 although other uses will be considered.

Any party wishing to submit an offer should first note their interest. Full instructions on submitting an offer will subsequently be issued only to parties who have noted interest.

Description

Phase 1 of Rathven Industrial Estate extends 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. Further advice on any Planning issues is available via this link http://www.moray.gov.uk/moray_standard/page_41734.html You can also contact the Council's Planning Service at Development Management, Economic Growth and Development, Moray Council, PO Box 6760, IV30 9BX. Tel: 0300 1234561 Email: development.control@moray.gov.uk Duty Officers are available between 2pm and 4pm Monday – Friday via telephone number 0300 1234561.

Lease

Moray Council will consider requests to lease sites on short and medium term leases for storage yards and on long term leases for periods up to 125 years) for development purposes. 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, but circa £9,000 per annum per acre (£22,250 per annum per Hectare).

Rent Review - rent to be reviewed 5 yearly to the current market value of the site or to a percentage of the developed 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 please complete the following [form](#), and Alannah Greig, the Graduate Estates Surveyor managing this property, will be in contact shortly. Alternatively you may call Alannah on 078156 47297 or email: alannah.greig@moray.gov.uk

All parties interested in submitting an offer for lease should in the first instance note their interest in writing with the Asset Manager, (Commercial Buildings), Council Offices, High Street, Elgin, IV30 1BX or by e-mail estates@moray.gov.uk

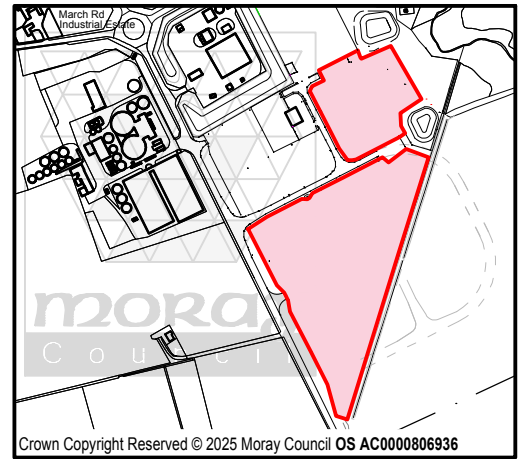
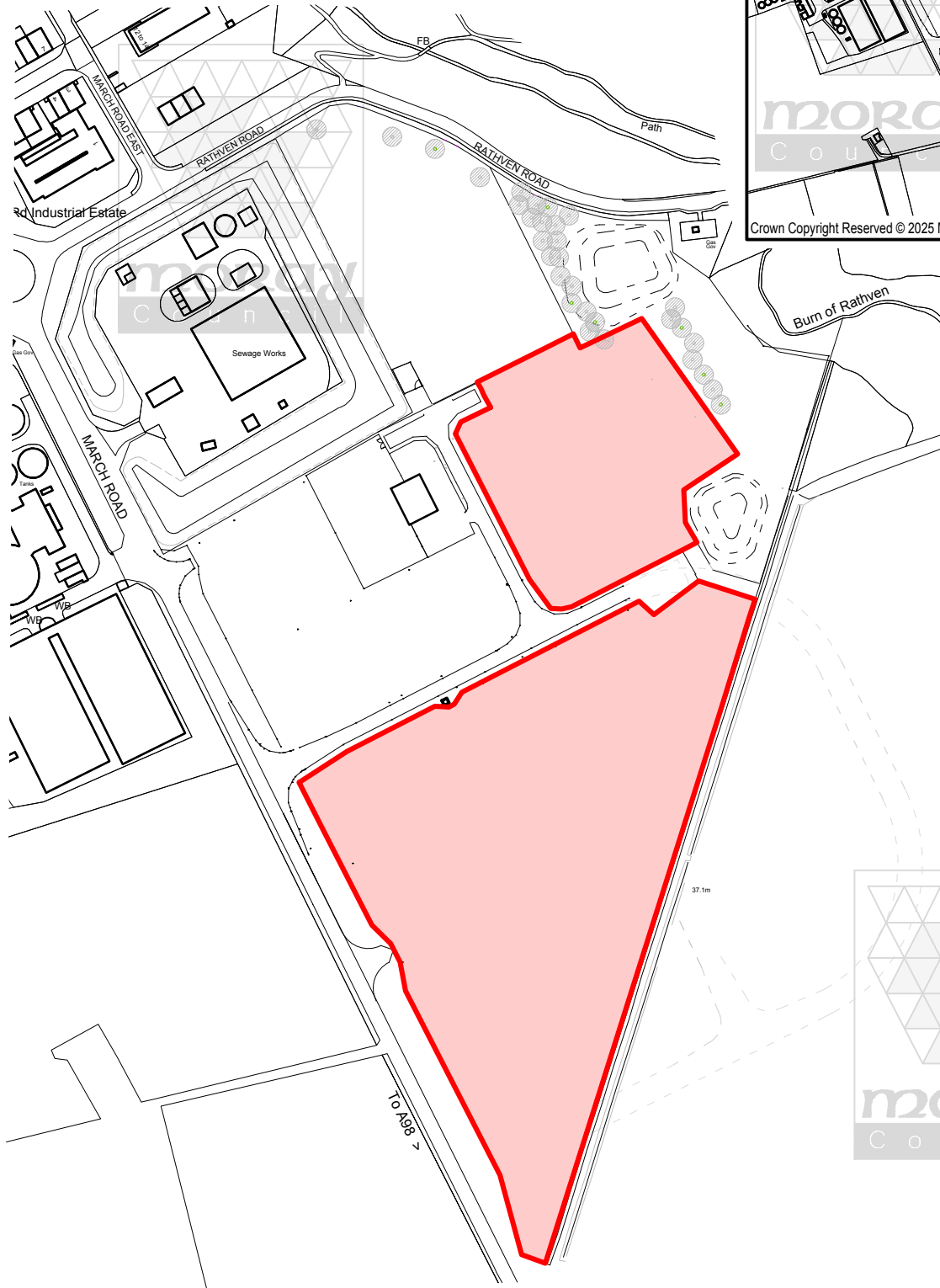
Data Protection

Here is a link to the Council's Privacy Notice setting out the Council's approach to the use of personal data in the Lease process – [link](#)

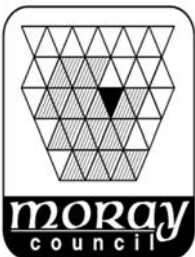
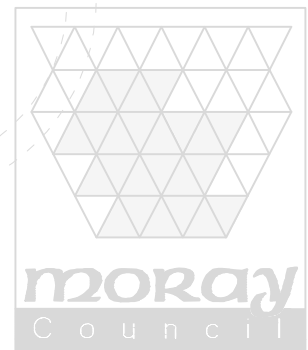
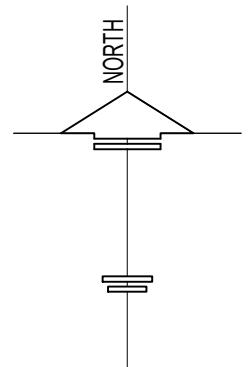
Disclaimer

This information does not constitute a representation, warranty or offer and will not form part of any contract which may ensue. The information provided here is purely intended to give a fair and reasonable description of the subjects and prospective purchasers must satisfy themselves with regards to the accuracy of any statements contained in the above particulars.

PROHIBITED FOR USE WITH PLANNING APPLICATIONS.



LOCATION PLAN
SCALE 1:10,000



Property to Let

Development Sites, Rathven Industrial Estate, Buckie.

Housing & Property Services Estates

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