Offers or development proposals are sought for sale or lease of the subjects in whole or in part on a flexible approach basis.

Buckie Shipyard comprises a one hectare site with multiple slips capable of taking vessels up to 70m length, 12m beam and weighing up to 870 tonnes displacement. The shipyard facilities include 2 boat repair sheds, machine workshops, stores and on-site offices.

The Council also consider the site to be suited for redevelopment for a variety of harbour side or general industrial uses which promote or compliment Buckie Harbour. Given the proximity to the proposed offshore wind turbine sites in the Moray Firth, the harbour is well placed to function as an Operations and Maintenance base. The shipyard may also offer opportunities for businesses working in cargo handling, renewable energy, manufacturing and fabrication or shipbuilding and repair.

1 Source Buckie Shipyard Business Brochure.
Location
Buckie Shipyard is situated at the east most end of Buckie Harbour a commercial port located in the North East of Scotland half way between Inverness and Fraserburgh. The harbour is well located to service Moray Offshore and Beatrice Offshore renewable sites as well as offshore oil facilities. Buckie Harbour is a combined fishing and commercial harbour which has a successful manufacturing, boat repair, cargo handling and fishing businesses situated in the harbour and surrounding industrial estates. Maximum vessel size in Buckie Harbour is 86m length, 15m beam and 4.5m draft.

The shipyard is accessed from the main harbour road, Commercial Road, which provides HGV access via March Road Industrial Estate to the A98. Aberdeen and Inverness are approximately 63 and 78 miles respectively from Buckie. Nearby Keith Railway Station provides regular services to Aberdeen, Inverness and beyond.

Harbour Facilities
- Accessible 24hrs to all vessel services
- Vessels up to 86m length, 15m beam and 45m draught can be accommodated
- 940m Quayage available
- Pilotage service available
- Bunkering by tanker from local supplier available
- Water on all quays
- Weighbridge at Harbour office
- Experienced stevedores available
- Waste disposal facilities
- Toilet and shower facilities
- RNLI Station
- Experience of cargo handling including salt, aggregate, timber, grain and fabricated steelwork
**General Description**

The shipyard has 3 slips and 2 side slips all accessed from the fourth basin of Buckie Harbour thus allowing work on up to 5 boats at any one time. There are 2 boat repair sheds, a main workshop, office block, warehouse and several small stores on site detailed descriptions of which are provided below. The buildings generally require repair and upgrading. See site plan here.

**Accommodation Schedule**

In general the buildings on site require refurbishment or repair to a greater or lesser degree. A summarised condition survey has been prepared for all the buildings and a copy of this can be provided upon request. It should be noted that this survey is based on repair and reinstatement of all of the building to a condition which may be considered to be greater than that required for the operational use of the building or securing an economic life for a building. In addition there may be alternatives to repair which may be more cost effective or indeed rule out the requirement for such repairs at all. It should be noted that the Council is open to discussion on the condition of the premises in the widest sense, but securing a long term future for the site either as a shipyard or as a redeveloped commercial facility will be a major consideration for the Council when reviewing any offer or proposals.

Accommodation comprises the following purpose-built buildings:-

**Building A** - A large steel portal frame, boat shed built off a concrete slab and pier foundation. The walls are clad in metal and the roof is clad with corrugated cement sheeting (assumed asbestos). The building has an internal eaves height of 8.63m to the underside of an overhead 5 tonne crane. Vehicular access from the landward side is taken via a steel sliding door measuring 4.47m by 6.75m. Seaward access is via an opening 19.4m wide with 2 slips. The building has a gross internal area of 970 sq.m (10,440 sq.ft.) (19.4m by 50m). The building requires repair/refurbishment.

**Building B** - The structure and design are similar to Building A, however, the entire structure has been clad in metal profile sheeting. The walls are clad in metal and the roof is clad with corrugated cement sheeting (assumed asbestos). The building has an internal eaves height of 9m minimum and it has a gross external area of 680 sq.m (7,320 sq.ft.) (19.1m by 35.6m). The building is in a similar condition to Building A.

**Building C (Machine Shop)** - This relatively modern steel portal framed structure with concrete blockwork walls and metal clad roof is of relatively modern construction (circa 10 years) and is generally in good condition, however, there are several building warrant issues requiring resolution. Discussions with the Council’s Building Standards Section indicate that a solution to these problems should be relatively simple to resolve by some minor works and the obtaining of a Letter of Comfort. The main works required to resolve these issues include removal of a non-complying mezzanine staffroom, repair of damaged guttering, commissioning of a structural report on the steelwork and overhead crane and minor repairs/alterations to water services and electrics.

The building has 3 main workshops, the largest being accessed by a double sliding door, the other 2 being accessed by a double pedestrian door. The main workshop benefits from an overhead crane with a 3.2 tonne capacity. The building has a gross internal area of 516.6 sq.m. (5,560 sq.ft.) (12.6m by 41m).

**Building D** - This building is a metal/cement sheet (assumed asbestos) clad timber framed structure with monopitch roof providing staff changing room and first aid facilities. This building is in very poor condition and it is anticipated it would require to be removed or significantly rebuilt.
**Building E (Warehouse)** - This 2 storey warehouse is of solid blockwork construction with a pitched steel truss roof covered with corrugated cement sheeting (assumed asbestos). The first floor stores have limited pedestrian access via an external timber stair or a first floor double door hatchway. In addition to the limited access, the floor loading capacity of the first floor stores are restricted hence these stores are only suitable for lightweight materials. The first floor is arranged in an open plan store with approximately 2.3 m clearance. The building has a gross external area of 638 sq.m (6,869 sq.ft.) with both the ground and first floor measuring 10.6m by 30.1m.

The ground floor storage area benefits from a concrete slab floor, good lighting and a clearance of 2.8m internally. Access to the store is via a timber sliding door (2.75m by 2.55m). The internal layout of the store includes several timber walls which could easily be removed creating a simple rectangular store, however, there are several steel columns supporting the first floor which are set out in 2 rows at approximately 4m centres. Removal of the first floor would create a large open plan warehouse if required. The building generally requires repair and maintenance.

**Building F, G & H (Office Block)** - 2 storey rendered block walls with timber framed pitched roof with concrete tiles. The office consists of multiple small offices, a staff kitchen, reception area, toilets and file storage. The property would benefit from upgrading and some repairs. See floor plan here.

The interior of the office is generally in sound condition, with the exception of minor water damage from a burst pipe, however, the décor is aged as are the fixtures/fittings. The internal walls are generally plaster stud with papered/painted magnolia walls and ceilings. The building benefits from oil fired central heating with hot water radiator heating with individual thermostatic control on each radiator.

**Detailed Schedule of Office Accommodation**

**Office 1**
Magnolia painted/papered walls with a paper/painted ceiling. The room benefits from a single window, a glazed panel to Office 2, 2 radiators, 2 double strip lights, 2 BT points, 1 IT point, 4 double power sockets.

**Office 2**
Décor as per Office 1, 2 radiators, 6 BT points, 3 IT points, 5 double power points, a single window, a glazed panel to Office 1, 2 double strip lights.

**Store**
Décor as per Office 1. Room has a linoleum floor, 2 single strip lights, 1 radiator, 2 double power points, 1 BT point.

**Toilet**
Décor as per Office 1. Linoleum covered floor, low flush WC and wash hand basin with cold water and instant hot water heater, 1 single rose light fitting and 1 fixed window.

**Kitchen**
Décor as per previous WC. Kitchen benefits from a double base unit with stainless steel sink/drainer, plumbing for a dishwasher, 2 single base units with additional shelving, 1 radiator, 1 single strip light, 1 cooker point, a hot water heater control switch and 1 double and 1 single power socket.

**Office 3**
Décor as per Office 1. Electrical meter cupboard, 3 double strip lights, 3 BT points, 1 IT point, 1 radiator, 3 windows.

**South Corridor**
Décor as per Office 1. 3 single strip lights, 1 power point and stopcock access panel.

**Storeroom**
Shelved cupboard with single overhead light

**Reception Area**
Décor as per Office 1, 1 double strip light, 1 double power point, 2 radiators.
**Rear Corridor**
Décor as per Office 1 with the exception that the floor is linoleum covered. Room benefits from a single pendant rose.

**Ladies/Gents WCs**
Décor as per previous WC. Both the ladies and gents WCs benefit from a low flush WC with wash hand basin with cold water and Dimplex Handyman water heater. Each room has linoleum covered flooring, single fixed window, single radiator.

**Corridor North**
Décor as per Office 1. Corridor benefits from 1 radiator, 1 single strip light, 1 double power socket and grants access to a secondary egress from the building.

**Office 4/IT Server Room**
Décor as per Office 1. This former reception room benefits from a glazed hatch to the reception area which has been covered, 4 double power point sockets, a BT point, 2 IT points and contains the main IT switchgear cupboard and a single window.

**Office 5**
Décor as per Office 1. Room benefits from a single radiator, single window, single IT point, single BT point and 1 double power socket, a glazed panel to the north corridor and contains the BT equipment cupboard.

**Office 6**
Décor as per Office 1. Room benefits from 2 double strip lights, 2 radiators, 1 single power point, 1 IT socket, 1 BT socket, 2 windows.

**Office 7**
Décor as per Office 1. Room benefits from 2 radiators, 1 window, 2 double strip lights, 3 double power sockets, 1 IT socket, 1 BT socket.

**Office 8**
Décor as per Office 1. Room benefits from 2 double strip lights, 4 double power sockets, 1 IT socket, 1 BT socket and a glazing panel to the external corridor.

**First Floor**

**Office 9**
Décor as per Office 1. Room benefits from a single window, single radiator, single BT point, 2 double power sockets and 2 double strip lights.

**Office 10**
Décor as per Office 1. Room benefits from 1 window, 3 double strip lights, 1 radiator, 3 double and 1 single power socket, 1 BT socket.

**Office 11**
Décor as per Office 1. Room benefits from 1 single strip light, 1 radiator, 1 window, 1 single power socket, 1 BT socket.

**Office 12**
Décor as per Office 1. Room benefits from single window, 1 double strip light, single BT socket, 2 double and 1 single power sockets, single IT socket and single radiator.

**Office 13 (Board Room/MD’s Office)**
Décor is of slightly higher quality than the remainder of the building. This room benefits from 3 double strip lights, 3 windows, 4 single and 2 double power sockets, 1 IT sockets, 2 BT sockets, an en-suite toilet with low flush WC, wash hand basin with hot water heater, a single radiator and single window.

**Storeroom**
Décor similar to Office 1, however there is no carpet. Room benefits from 2 single strip lights and there appear to be no BT or power points.

**Gents/Ladies WC**
Low flush WC with wash hand basin, hot water heater, single window and single pendant rose light fitting.

**Slipways/Winches**
There are currently 3 main slipways at the shipyard, the 2 smaller slipways service Building A only and are in need of repair in several sections. Repair work would include replacement rails, replacement clamps and replacement baulk timbers. There has been no detailed survey of the extent of the works at this time. Current weight limits on these slipways are unknown, however, clearly given their ageing condition their capacity is much reduced and it is therefore recommended that if these slipways are to be refurbished that an appropriate engineer give advice on the respective capacities of both slips. The winch for both slips has been removed.
The third main slip was constructed circa 2000 at an approximate cost of £1.4M comprises a large concrete slip with steel rail set on top of baulk timbers with a north and south side slip of similar construction. There are some minor repairs required to corroded clips on the main slip. The stated capacities of the main and side slips are as follows:–

Rail length - 164m  
Cradle width (max) - 12m  
Cradle length - 31.9 – 64.6m  
Max side slip weight - 400 tonnes  
Max main slip weight - 750 tonnes

Source Manufacturers plaque in winch house.

The main slip and in situ built winch house has an operational winch. Whilst the side slip has suitable anchor points for the fitting of a winch, the winch itself has been removed.

**Other Buildings**

There are several small stores on site most of which consist of corrugated iron clad timber framed stores or portacabins. These are generally in poor condition. The remainder of the site is generally surfaced in concrete/tarmac or asphalt and the entire site has been secured with the exception of the frontage with the harbour basin with concrete post/wire mesh fencing, timber pallet fencing, 2.5m stone wall or low stone wall with timber pallet sections above.

**Services**

The property is served by mains electricity, water and drainage. Purchasers are required to satisfy themselves as to the condition and suitability of all services.

**Energy Performance Certificate**

Building C (Machine Workshop) - Current rating F.  
Building D (Staff Canteen) - Current rating D.  
Building F (Offices) - Current rating G.

**Planning**

The site is located within an industrial designation (I6 Harbour Area) and the current use of the property is a shipyard.

The Council wishes to promote Buckie Harbour for a wide range of employment options.

Given the proximity to the proposed offshore wind turbine sites in the Moray Firth, the harbour is well placed to function as an Operations and Maintenance base and to that end the consolidation and rationalisation of underutilised harbour side property is an identified priority.

The decline of the fishing industry and subsequent need for diversification means there is no longer a requirement to restrict activities within the harbour area to harbour related uses only. However, as the shipyard occupies a prime location within the harbour, there is a preference for a use to compliment this harbour side location. The shipyard may offer opportunities for businesses working in cargo handling, renewable energy, manufacturing and fabrication and shipbuilding and repair. **Buckie Harbour Offshore and Maintenance Brochure.**

The operational needs of the harbour are an important consideration and development proposals that may compromise the viability of the harbour will not be acceptable. There are a number of issues that require to be addressed as part of any planning application for a change of use and these include access, contamination, surface water management, coastal flooding.

It should be noted that the above advice is purely for guidance and is entirely without prejudice to the consideration of any formal applications for Planning Consent and/or Building Warrant by the Moray Council.

For further advice on planning issues please contact:  
**Emma Gordon**  
Planning Officer, Development Plans,  
The Moray Council, Council Offices, High Street,  
Elgin, IV30 1BX,  
Tel No (01343) 563292 or  
e-mail: emma.gordon@moray.gov.uk.

For further advice on building control issues please contact:  
**William Clark**  
Principal Building Standards Officer,  
The Moray Council, Council Offices, High Street,  
Elgin, IV30 1BX,  
Tel No (01343) 563291 or  
e-mail: william.clark@moray.gov.uk.
Title
The Council’s Title to the property can be viewed by arrangement by contacting:

Paul Nevin
The Moray Council, Council Offices, High Street, Elgin, IV30 1BX,
Tel:(01343) 563640 or e-mail: paul.nevin@moray.gov.uk

Rateable Value
The property is currently entered in the Valuation Roll with a rateable value of £52,000.

Viewing
Arrangements to view can be made by contacting

Alexander Burrell
Estates Surveyor,
The Moray Council, Council Offices, High Street, Elgin, IV30 1BX,
Tel: 0300 1234566 e-mail: alexander.burrell@moray.gov.uk

Offers
The Moray Council is seeking offers for sale/let of the subjects on a flexible approach basis. Accordingly it will consider offers for the whole or part of the premises subject to any offer for part of the premises being compatible with the remainder of the site’s sale, lease or development. The Moray Council will consider offers where development of the site will impact on the harbour either directly or through changes to the operation of the harbour.

The Moray Council will be considering any offers received using a number of criteria including:-

- Financial return
- Economic development of the Buckie Harbour area
- Job generation
- Investment in the Council’s property and/or the harbour area
- Project viability in terms of finance, planning etc.
- The long term development opportunities for maximising growth for Buckie Harbour

It should be noted that the Council are not obliged to accept the highest or any offer.

All parties interested in submitting an offer, for sale or let, should note their interest in writing with the Estates Manager, The Moray Council, Council Offices, High Street, Elgin, IV30 1BX. Parties noting interest will be provided with instructions on how to submit their initial proposals in due course. All parties whose proposals are considered acceptable will be sent details of the closing date, once this has been set, together with details of the procedure for the submission of offers and an official tender envelope.

Any intending offerer 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 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.