



CROMARTY FIRTH  
ENERGY PARK

# Scotland's newest energy transition location

A 150 acre development site

At the heart of the Cromarty Firth industrial cluster

# The Opportunity

The ABP Cromarty Firth Energy Park offers a 150 acre development site which has the potential to assist in supporting Scotland's ambitious climate change targets set for 2045, as well as helping to achieve the UK's wider clean energy ambitions. The site benefits from being located at the heart of an existing industrial cluster and has the potential to offer flexibility for a variety of uses.



**ABP** | CROMARTY FIRTH  
ENERGY PARK



**150 ACRE  
DEVELOPMENT  
SITE**



**AT THE HEART OF  
AN ESTABLISHED  
INDUSTRY CLUSTER**



**FLEXIBILITY FOR  
A VARIETY  
OF USES (STP)**



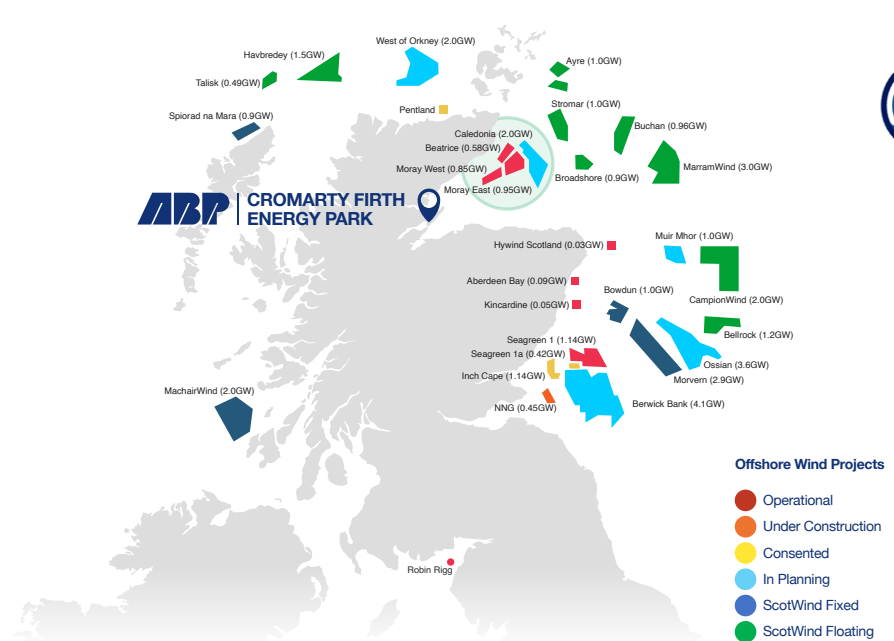
**LOCATED WITHIN  
THE GREEN  
FREEPORT**

Strategically located on the North Sea / Cromarty Firth, **the site is designated as a tax site within the Inverness and Cromarty Firth Green Freeport** and falls within the Highland and Islands Enterprise development focus, which is prioritised for economic development and energy transition support.

The flexible nature of the ABP Cromarty Firth Energy Park allows the facilitation of a variety of end uses including onshore and offshore wind farms, hydrogen related uses, battery storage and general industrial and logistics.



 **ScotWind Projects**



STRATEGICALLY LOCATED  
ON THE NORTH SEA/  
CROMARTY FIRTH



A PROVEN, ESTABLISHED  
LOCATION FOR ENERGY  
BUSINESSES



CLOSE PROXIMITY  
TO A9/A96



MULTIMODAL  
CONNECTIVITY

# A Proven & Connected Location

The ABP Cromarty Firth Energy Park is strategically located within the Highlands and Islands and provides direct access to the North Sea and unrivalled road connectivity via the A6 and A96.

The Park is within close proximity to Scottish offshore wind development zones, particularly **Moray Firth wind farm** sites and **ScotWind leasing areas** in the north-eastern Scottish waters.

The whole site is part of the **Cromarty Firth Green Freeport Zone** – An area which has contributed a large percentage of Scotland's installed renewable electricity capacity, and has been the top ranking in the UK for the generation of onshore wind and hydro power.



# Backed by the UK's Largest Port Developer

With 21 ports handling around a quarter of the UK's seaborne trade worth £157 billion, Associated British Ports is the largest port operator in the UK. Together with our customers, our ports contribute more than £15 billion to the UK economy and support 200,000+ jobs.

Our ports provide essential gateways for trade, enable green infrastructure and catalyse investment and good jobs in coastal communities. These contributions are built on the foundations of safe and resilient operations today, together with embracing innovation and people development to deliver the ports of the future.

ABP has a strong track record in developing new facilities and providing services tailored to meet every aspect of offshore wind development, maintenance and operation. Over recent years, together with its customers, ABP has invested over £300 million to support the growth of offshore wind. Examples include the £310 million offshore wind facility at Green Port Hull, a joint investment by Siemens and ABP, whilst Grimsby, Barrow and Lowestoft have emerged as leading centres of offshore wind operation and maintenance.



**ABP is planning to invest over £500 million to develop new infrastructure in Port Talbot to enable the port to host turbine integration and other supply chain activities for the Floating Offshore Wind (FLOW) sector in the Celtic Sea.**

# Related Ports & Projects in the Cromarty Firth Energy Transition Cluster

## Sumitomo Cable Factory

A £350m cable manufacturing facility that is currently under construction at the Port of Nigg. Sumitomo Electric is one of the leading global manufacturers of state-of-the-art, high-end electricity transmission cables. It is estimated that the factory will create more than 150 highly skilled jobs.

## Port of Cromarty Firth Expansion Plan

The Port of Cromarty Firth has secured a £55m grant under the Floating Offshore Wind Manufacturing Investment Scheme which will be used to expand the port's capacity for offshore wind.

## Ardersier Energy Transition Facility

The redevelopment of Ardersier Port, led by Haventus, is a £400m investment (£300m from Quantum Energy Partners, £100m from Scottish National Investment Bank and National Wealth Fund).

## The Cromarty Firth Green Hydrogen Hub

A major initiative to produce green hydrogen using renewable electricity, with plans for multiple production facilities at locations around the Firth.

Cromarty Firth is being developed as a strategic hub for floating offshore wind platform assembly and deployment, with significant investment in quayside infrastructure.

## North of Scotland Hydrogen Programme

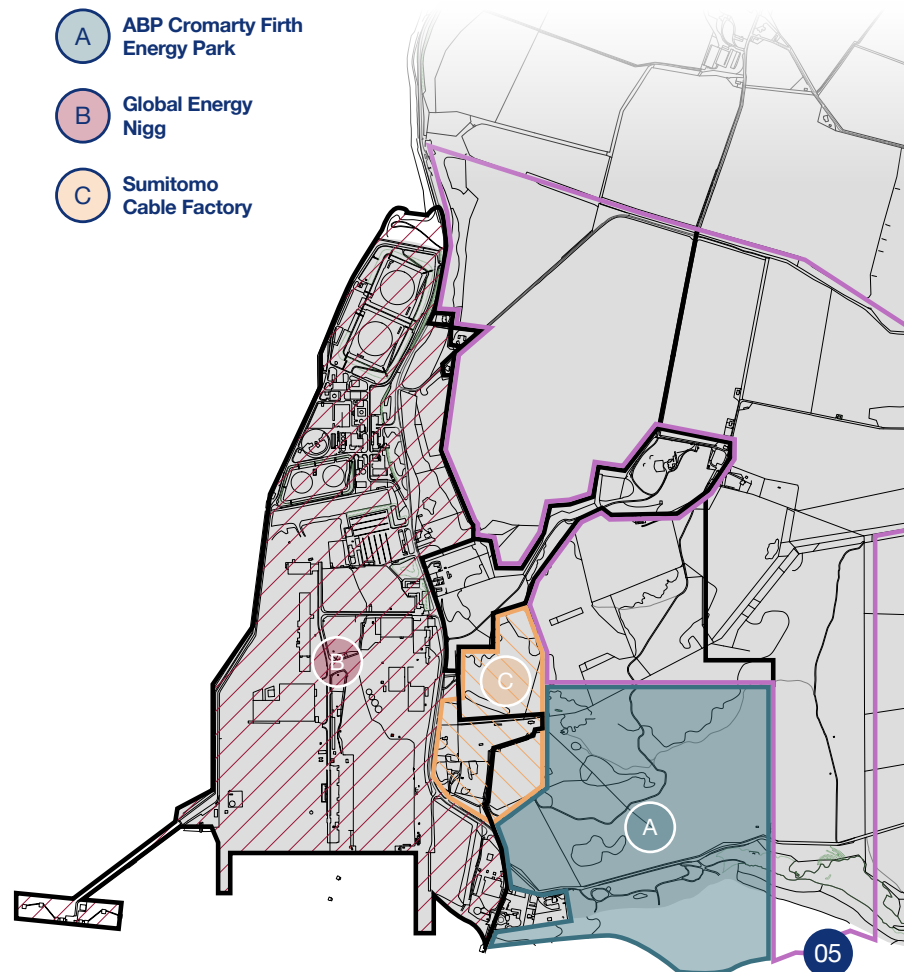
Developing regional hydrogen production and distribution networks centred around industrial users in the area.

## Powerhouse Project

Energy storage initiatives to balance renewable generation, including potential battery storage facilities.

## Nigg Tax Sites

- A** ABP Cromarty Firth Energy Park
- B** Global Energy Nigg
- C** Sumitomo Cable Factory





# Floating Offshore Wind

The expansion of renewable energy is expected to be significantly driven by floating offshore wind technology. The UK, particularly Scotland, has emerged as a pioneer in developing innovative floating structures capable of harnessing wind energy in deep-water environments.

In this evolving landscape, the ABP Cromarty Firth Energy Park stands out as a unique future opportunity for a facility in the UK, with the added potential to offer essential amenities tailored to the demands of the floating offshore wind industry.



**ACCESS TO  
DEEP WATER**



**QUAYSIDE  
ACCESS**



**ESTABLISHED  
INDUSTRIAL AND  
ENERGY LOCATION**



**LARGE SITE WITH  
SUITABLE RANGE OF  
DEVELOPMENT NEEDS**



**SCOPE FOR HEAVY  
LIFTING ON QUAYSIDE**



**DESIGNATED  
GREEN PORT**



**POTENTIALLY FAVOURABLE  
PLANNING CONDITIONS  
DEPENDING ON USE**

## Potential Opportunities at ABP Cromarty Firth Energy Park



**Manufacturing and  
assembly of turbine  
components**



**Manufacturing  
and assembly of  
floating foundations**



**Manufacturing of  
other components**

# Hydrogen

Offering land availability, access to ABP's network of industrial users and export potential, the ABP Cromarty Firth Energy Park has the potential to become a hub for hydrogen production. Green hydrogen produced using renewable electricity stands as a cornerstone technology in the UK's strategy to achieve its Net Zero target. A clean hydrogen production pathway represents a critical component in the nation's comprehensive decarbonisation framework.

The Inverness & Cromarty Firth Green Freeport Hydrogen Programme brings together key partners who share ambitions for the region's renewable, low carbon future. The programme aims to develop a state-of-the-art hub in the Cromarty Firth to produce, store and distribute green hydrogen at scale to the region, Scotland, other parts of the UK and Europe.

The Highlands will be at the centre of future large-scale production of green hydrogen.

## Potential Opportunities at ABP Cromarty Firth Energy Park



### RENEWABLE RESOURCE ACCESS

Close proximity to abundant wind



### POTENTIAL ACCESS TO MULTIPLE SOURCES OF WATER

Secure freshwater supply or seawater with desalination



### EXPORT POTENTIAL

Access to shipping



### LAND AVAILABILITY

Sufficient space for equipment and safety zones



### ACCESS TO WIDE INDUSTRIAL USERS NETWORK

Connection to ABP's cross-national community of industrial users



### REGULATORY ENVIRONMENT

Permitting and policy support for hydrogen



### CONNECTIVITY

Close proximity to many offshore wind projects means that occupiers can potentially benefit from access to cost-efficient, renewable power. In addition, the site's sea transport links offer potential to ship green hydrogen to industrial users at other ABP port locations

► [Click to view the Inverness & Cromarty Firth Green Freeport Hydrogen Programme Masterplan](#)



# BESS

## Battery Energy Storage Systems

The ABP Cromarty Firth Energy Park benefits from being a large scale, rural site with strong ground conditions and road, water supply and grid connection, making it an ideal potential location for Battery Energy Storage Systems (BESS).

BESS are integrated solutions that store electrical energy in chemical form within battery cells for later use. The BESS market in the UK has grown substantially, with over 2GW in operation and 20GW+ in planning and development stages. Projects are increasingly larger scale (50MW+) with longer durations (2- 4+ hours) to serve multiple market applications.

## Potential Opportunities at ABP Cromarty Firth Energy Park



**LARGE SCALE SITE  
TO ACCOMMODATE  
A RANGE OF  
REQUIREMENTS**



**STRONG  
GROUND  
CONDITIONS**



**ROAD  
ACCESS**



**GRID  
CONNECTION**



**POTENTIAL ACCESS  
TO MULTIPLE  
SOURCES OF WATER**



**RURAL LOCATIONS  
TO MITIGATE NOISE  
COMPLAINTS**



**RENEWABLE RESOURCE  
ACCESS / CLOSE  
PROXIMITY TO  
ABUNDANT WIND**





# Other Uses

## Laydown & Assembly

The site provides large areas of continual laydown space, adjacent to the quay for the receipt, temporary storage and assembly of equipment, tools and materials.

## Build-to-Suit Opportunities

The site can facilitate a range of requirements in relation to the delivery of industrial warehousing units bespoke to individual needs, subject to planning. Units can facilitate storage and distribution or support on-site renewable projects.

## Manufacturing

The ABP Cromarty Firth Energy Park provides a natural location for manufacturers who are focused on meeting sustainable objectives and strategies. With the potential green facilities and technologies available, manufacturers will benefit from being able to implement environmentally friendly methods of production, use fewer natural resources and environmental pollutants in their processes thereby reducing carbon emissions and waste.

## Industrial / Logistics

Strategically located at the heart of Cromarty Firth, the home of many established operators, the Park is ideally positioned for industrial / logistics operators within the supply chain.

# Planning

All opportunities are subject to planning. Interested parties are to make their own enquiries in regards to potential uses.

# ABP Cromarty Firth Energy Park is a Green Freeport Site

“ The primary objective is to maximise the local benefits from a pipeline of renewable energy projects which will create business opportunities and employment, attract inward investment, research and development, and position the Highlands at the heart of the country’s commitment to becoming a sustainable economy.

Our ambition is for Free Trade Zones to promote international trade, investment, regeneration and innovation.

”

*Green Freeport*



**£6.5bn Freeport investment** over 25 years

[View Freeport Video](#)



**3,564m Total quayside** within the Green Freeport

## Package of Incentives

Green Freeport status unlocks various tax incentives for businesses, encouraging them to set up facilities in the Highlands.

**Land & Building Transaction Tax (LBTT) Relief.**

**Enhanced Structures & Buildings Allowance (SBA):** accelerated relief to reduce taxable profits by 10% of cost of investment every year for 10 yrs (compared to standard 3% p.a. over 33 1/3 yrs).

**Enhanced Capital Allowances (ECA):** reduce taxable profits by full cost of qualifying investment in new plant/ machinery in same tax period as cost was incurred.

**Employer NICs:** 0% employer NICs on salaries of any new employee working in Green Freeport tax site. Applicable for <3 yrs per employee on earnings <£25,000 p.a. threshold. NICs to be reinvested in training fund for our Green Freeport to prevent local displacement and incentivise training.

**Non Domestic Rates Relief (NDRR):** businesses may be eligible for <100% relief from NDR on certain properties and property improvements within tax sites for <5 yrs from point of first relief.

Any growth in non-domestic rates over an agreed baseline will be retained by the Highland Council for the next 25 years and available for reinvestment within the Freeport boundary. This will create a positive cycle of sustainable reinvestment, creating jobs and economic growth for decades and building on the initial few years of the Freeport status.

There are also customs benefits for companies importing / exporting materials or components via the customs sites that will be established within the Freeport. These include simplified customs procedures and cash flow benefits surrounding the payment of duty and / or VAT on components which are imported and re-exported.



# The Broader Picture



Strategically located on the North Sea, within the Cromarty Firth Energy Transition Cluster



The Highlands region as a whole has a population of around 250,000



Inverness has a population of approximately 70,000 and is one of Europe's fastest-growing cities



Student population contributes to the young adult demographic due to the University of the Highlands and Islands



Major employment sectors in the area include tourism and healthcare but there has been strong recent growth in the technology and renewable energy sectors



“We cannot continue with business as usual. Meeting our sustainability targets will require transformation across all sectors of our economy and society. But the prize is enormous cleaner air, warmer homes, greener transport and the creation of new, high-quality jobs.”

**John Swinney, Deputy First Minister**

“Scotland's green energy potential is at the heart of the UK Government's plans to deliver energy security, drive investment and grow the economy by developing clean domestic power sources.”

**John Lamont, UK Government Minister for Scotland, March 2023**



Scotland generated **97.4% of its electricity consumption** from renewable sources in 2020



**Target to generate 50% of total energy consumption** (electricity, heat and transport) from renewable sources by 2030



Stop Climate Change Scotland policy **to phase out fossil fuels ASAP**



**Aims to reach net-zero emissions by 2045**, five years ahead of the UK target



Renewable capacity has **increased more than threefold since 2008**



**Over 12 GW of installed wind capacity** (onshore and offshore combined)



Approximately **1.5 GW of hydroelectric capacity** with over **120 hydroelectric schemes** across Scotland

# About ABP



**2400+ ac** Strategic landbank



**20+** Industry verticals supported



**1/4** UK's seaborne trade



**£150bn+** UK trade facilitated annually

## KEEPING BRITAIN TRADING

## ENABLING THE ENERGY TRANSITION

Associated British Ports is the UK's largest port operator. We proudly serve our customers and our communities in pursuit of our ambitious missions which are 'Keeping Britain Trading' and 'Enabling the Energy Transition'. These are underpinned by safety, sustainability, our people and continuous improvement.





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