

## FOR SALE: RARE OPPORTUNITY SELF BUILD HOUSE PLOTS Leperstone Avenue, Kilmacolm

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- SELF BUILD HOUSE PLOTS
- FULLY SERVICED
- HIGHLY SOUGHT AFTER LOCATION
- PARTICULARLY SUITABLE FOR FAMILY HOMES
- SUBJECT TO DETAILED PLANNING APPROVALS
- OFFERS FOR PURCHASE INVITED

The above Particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form any contract or part of contract which may be entered into. Inverclyde Council does not bind itself to accept the highest rent or offer and in supplying these Particulars is not issuing instructions and will not therefore, bear liability for Agent's or other fees.

Property Development Team  
Inverclyde Council, Municipal Buildings Greenock PA15 1LY  
Telephone 01475 715581 Email: [propertydevelopment@inverclyde.gov.uk](mailto:propertydevelopment@inverclyde.gov.uk)

## LOCATION

Kilmacolm is a much desired village set within the heart of the Gryffe Valley and bounded on all sides by countryside. The village centre offers a range of shops and facilities, which will adequately cater for everyday needs and requirements. The prestigious St. Columba's School is conveniently situated within the village along with Kilmacolm Primary School. Social and recreational facilities are well catered for with golf club, tennis club, bowling club, and restaurants. For the commuting client, Kilmacolm is a short drive away from Johnstone-Howwood bypass which links up with the M8 motorway for connection to the airport, Paisley, Braehead Shopping Centre and Glasgow City centre. Furthermore, Kilmacolm is handy for the Clyde coastline.

## SERVICES

Mains services are indicated in the Services plan which will be made available to all registered interested parties.

## PLOT AREAS

Plots are generously sized as follows:-

Plot 1 Footprint +131.0m Plot Area 350 m2  
Plot 2 Footprint +131.5m Plot Area 348 m2  
Plot 4 Footprint +131.75m Plot Area 793 m2  
Plot 5 Footprint +130.0m Plot Area 683 m2  
Plot 6 Footprint +128.0m Plot Area 556.6 m2  
Plot 7 Footprint +129.25m Plot Area 499.5 m2

## INCENTIVES

Purchasers will be entitled to a 5% cash back incentive upon completion of 3 years uninterrupted occupation of the property.

## PLANNING

The site lies within the administration area of Inverclyde Council. The site lies within an area zoned for general housing use in the current local plan. The Council is anticipating the development of detached houses. Specific proposals should be referred to the planning department, utilising the contact details on the contacts page.

## COMMUNITY CHARGE

The band for Community Charge will be assessed on each home upon completion and occupation of any development.

## ENTRY

Immediate entry on completion of legal formalities can be offered.

## VIEWING

The site is open for viewing at any time.

## INTEREST

All interested parties must register their interest with the Property Development Team either by telephone to 01475 715581 online [propertydevelopment@inverclyde.gov.uk](mailto:propertydevelopment@inverclyde.gov.uk)

## OFFERS

Offers are invited for a purchase of each plot. The offer should include outline details of the proposed house. The offers may be made subject to planning.

## CLOSING DATE

Please note a **closing date for offers** will be fixed. It is essential to register interest as only the parties who have recorded their interest will be notified of the date and time. All offers should be submitted by the notified time to:

Head of Legal and Democratic Services  
Inverclyde Council  
Municipal Buildings  
Greenock PA15 1LY

All offers must strictly comply with the terms and conditions as set out in the attached Standard Conditions of Sale. These will be forwarded to all parties who register an interest, and will include an address label which must be affixed to the front of all envelopes containing offers. The envelope should clearly indicate the plot to which the offer relates.

**No bids will be accepted for any form of speculative development.**