

Property Services

FOR SALE: DEVELOPMENT OPPORTUNITY

**Site of the Former Holy Cross Primary School**

**Lyle Road, Greenock.**



* DESIRABLE RESIDENTIAL LOCATION DIRECTLY ADJACENT TO LYLE HILL
* EXCELLENT VIEWS ACROSS THE RIVER TO THE ARGYLL HILLS
* SUITABLE FOR RESIDENTIAL USE SUBJECT TO PLANNING APPROVAL
* SITE EXTENDING TO 0.775 HECTARES OR THEREBY
* OFFERS FOR SALE INVITED

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| 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. |
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| Property Asset Team  Inverclyde Council, Municipal Buildings, Greenock PA15 1LY  Telephone 01475 712102 Email: property@inverclyde.gov.uk |

**LOCATION**

The site enjoys a prominent position on Lyle Road, Greenock in a residential location with views over Gourock, Cardwell Bay, and the Firth of Clyde.

It lies within easy travelling distance of Gourock town centre, which provides ferry links to the Argyll peninsula. The site has good road links to Gourock town centre, approximately 1.8 miles to the west and Greenock Town Centre, approximately 2.5 miles to the east with regular rail links to Glasgow from both.

**DESCRIPTION**

The subjects comprise a sloping, irregular shaped site extending to 0.775 Hectares or thereby, on which was erected the former Holy Cross Primary School. The site is bounded by a metal palisade fence although is now fairly overgrown with shrub. It is up to potential purchasers to satisfy themselves as to the suitability of the subjects for any potential use, including the availability, condition and capacity of all service provisions.

**PLANNING**

The site lies within the administrative area of Inverclyde Council and is consideredsuitable for residential development, but any specific proposals should be referred to Planning Services utilising the contact details on the contacts page. Please note a change of use may be required.

**ROADS GUIDANCE**

All development proposals would be required to comply with the Council’s Roads Development Guidelines, including the requirement to provide off street car parking. The original access road remains in situ, although prospective developers are advised to contact the Council’s Roads Service on telephone number 01475 714800 to discuss all proposals.

**RATING**

The subjects are currently assessed as a vacant site and will require to be re-assessed on 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 Asset Team either by telephone on 01475 712102, or via the Inverclyde Council website or online at [property@inverclyde.gov.uk](mailto:property@inverclyde.gov.uk) in order to receive the offer package which is required prior to submitting an offer once a closing date has been announced.

**OFFERS**

Offers are invited for a purchase. The offer should include full details of any proposed development.

**CLOSING DATE**

Please note a **closing date for offers** has been set for 12 Noon Friday 30th April. It is essential to register should you wish to make an offer.

All offers should be submitted by the notified time to;

Interim Head of Legal Services

Inverclyde Council

Municipal Buildings

Greenock PA15 1LY

Any offer submitted must strictly comply with the terms and conditions as set out in the attached 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.