

Property Services

FOR SALE:

**Former Children’s Centre, Glenbrae Road, Greenock.**

A picture containing outdoor, sky, tree, plant

Description automatically generated

* WITHIN RESIDENTIAL LOCATION
* SITE EXTENDING TO 0.159 HECTARES OR THEREBY
* SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING APPROVALS
* 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 property is situated at the junction of Glenbrae Road and Kilmacolm Road on an irregular plot of land, adjacent to houses within Housing Association ownership in the Whinhill district of Greenock.

It lies within easy travelling distance to Greenock town centre to which there are excellent transport links.

Whinhill Railway Station is within easy walking distance providing rail link to Port Glasgow and Glasgow city centre.

**DESCRIPTION**

The subjects comprise a purpose built former Children’s Centre with small car parking area, accessed from Kilmacolm Road. The site extends to 0.159 Hectares or thereby.

Prospective purchasers should note that there is a Servitude Right of Access for drainage at the Glenbrae Road side of the site in favour of an adjacent Housing Association (see plan). There is also a water culvert running beneath the site (see plan).

It is the responsibility of prospective purchasers to satisfy themselves as to the availability, condition and capacity of all service provisions and to the suitability of the subjects for any potential development.

**PLANNING**

The site lies within the administration of Inverclyde Council in a predominately residential area, but any specific proposals should be referred to the Planning Services utilising the contact details on the contacts page.

**ROADS GUIDANCE**

All development proposals will be required to comply with the Council’s Roads Development Guidelines, including any requirement to provide off street car parking. 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 ‘Day Nursery’ and may require to be re-assessed on completion and occupation of any development.

**ENTRY**

Immediate entry on completion of legal formalities can be offered.

**VIEWING**

Please contact the Property Asset Team either by telephone on 01475 712102, or online [property@inverclyde.gov.uk](mailto:property@inverclyde.gov.uk)

**INTEREST**

All interested parties must register their interest with the Property Asset Team either by telephone on 01475 712102, or online via the Inverclyde Council website - [Properties - Inverclyde Council](https://www.inverclyde.gov.uk/properties-and-land), or email 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** will be set in due course. It is essential to register interest as only parties who have recorded their interest will be notified of the date and time of the closing date.

All offers should be submitted by the notified time to;

Head of Legal & Democratic 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.