

VACANT & DERELICT LAND SUPPLY 2024

Inverclyde
council

Regeneration & Planning

1. SUMMARY

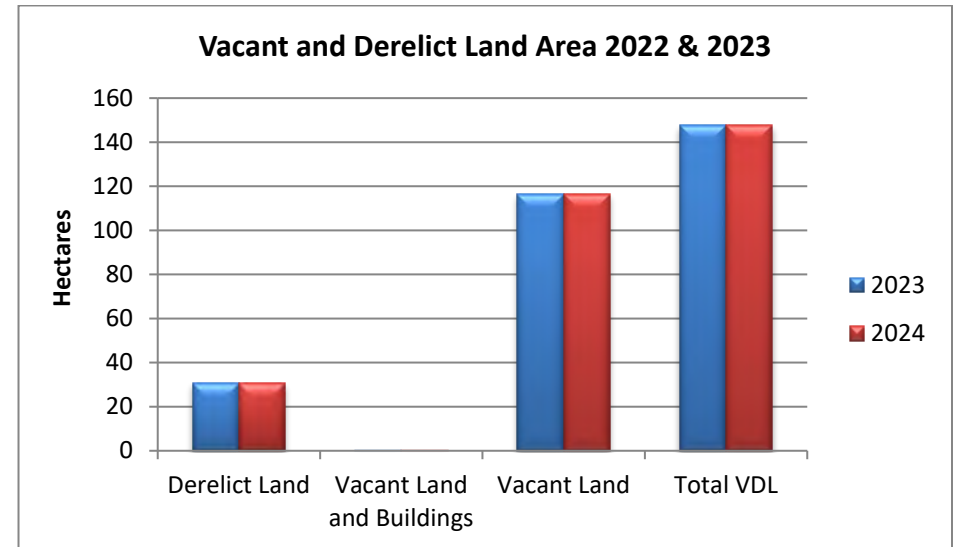
1.1 This report identifies the location, extent and condition of vacant and derelict land in Inverclyde at 31 March 2024. It also charts the key changes over the previous year, including the amount of additional land that has become vacant or derelict and the amount which has been taken up for a new use. This information is collected by all Local Authorities in Scotland, and used to complete the Scottish Vacant and Derelict Land Survey, which informs national policy and funding decisions on the regeneration of previously developed land. This information also provides the basis for assessing and promoting area renewal at a local and regional level, through the Local Development Plan and the Strategic Development Plan.

1.2 There was 147.45ha (86 sites) of vacant and derelict land in Inverclyde at 31 March 2024. Of the land area, 78.95% was vacant land, 0.17% vacant land and buildings, and 20.88% derelict (see Chart 1 for a detailed breakdown).

1.3 Three sites, totalling 9.67ha, were fully taken up for new uses. The new uses for these sites were business and industry and residential development. No partially taken up sites were recorded.

1.4 Over the previous year, the number of vacant and derelict sites decreased by 1.03%, with the land area decreasing by 0.14%.

Chart 1.



2.0 INTRODUCTION

2.1 This report provides an annual statistical record and analysis of the location, extent and condition of Vacant and Derelict Land and, the take-up of this land, within the Inverclyde Authority area. The monitoring exercise is carried out for three purposes:

- National monitoring - The Scottish Government collect data from all Scottish Authorities to complete the Scottish Vacant and Derelict Land Survey (SVDLS). This contributes to policy development and funding decisions at a national level.
- Strategic monitoring - Clydeplan (The Glasgow and the Clyde Valley Strategic Development Planning Authority) requires the eight constituent authorities within the Strategic Development Plan Area to survey their vacant and derelict land annually, in order to monitor changes and contribute to the ongoing renewal of urban brownfield land in the region.
- Local monitoring - data on Vacant and Derelict Land is used to support the Local Development Plan, which seeks to deliver area renewal and the regeneration of Inverclyde, in accordance with the Strategic Development Plan, and the reuse of urban brownfield land.

VACANT LAND

2.2 Vacant land is recorded in the Survey if it satisfies all the criteria below:

- It must be at least 0.1 hectares in size;
- It must be located within a settlement (as defined in the Development Plan);
- It must have previously been developed (this includes sites that have only had basic ground preparatory works to create a development platform);
- It must not be in use (except as temporary open space) or include a useable building and it must have a new use intended for it in the Plan (or via Planning Permission).
- It must be ready for new development (i.e. there are no physical impediments caused by a previous development which would prevent new development).
- It must have a new use intended for it in the Plan (or via Planning Permission).

VACANT LAND AND BUILDINGS

2.3 Vacant Land and Buildings are recorded when it is not possible to identify a plot of vacant land on its own without including some associated non-derelict buildings. The criteria are:

- It must be at least 0.1 hectares in size;
- It must be located within a settlement (as defined in the Development Plan);
- It must have previously been developed (this includes sites that have only had basic ground preparatory works to create a development platform);
- It must have a new use intended for it in the Plan (or via Planning Permission).
- It must not be in use (except as temporary open space).

In addition, a site can only be recorded as Vacant Land and Buildings when one of the two conditions below is satisfied.

- the buildings are scheduled for demolition and the buildings are not currently classified as derelict. OR
- Demolition of the buildings is not anticipated (or the buildings' future is unknown) but the building(s) are a minor part of the site in relation to the vacant land element, and the site boundary cannot be easily redrawn to omit the building.

DERELICT LAND

2.4 Derelict land (and derelict buildings within a derelict site) is recorded in the Survey if it satisfies all the criteria below:

- It must be at least 0.1 hectares in size.
- It must have previously been developed (this includes sites that have only had basic ground preparatory works to create a development platform).
- It must not be ready for new development without rehabilitation (i.e. there must be an impediment, caused by a previous development, which would prevent new development).
- It must not be in use (except as a temporary open space)
- It must not be a Scheduled Ancient Monument or Cemetery
- It must not have useable building(s) on it.

3.0 STRATEGIC LOCATIONS

3.1 There are three types of strategic location in the approved in the GCV Strategic Development Plan (2012), i.e. Strategic Centres, Strategic Economic Investment Locations, and Strategic Freight Transport Hubs. These locations are provided additional policy protection in the Inverclyde Local Development Plan, to help facilitate social and economic improvements and regeneration.* The remediation of vacant and derelict land within these areas is important to the aims of the Development Plan and they are therefore identified on the Vacant and Derelict Land Survey maps and outlined below.

STRATEGIC CENTRES

3.2 Greenock is identified in the Strategic Development Plan as one of a network of Strategic Centres in the City Region. These centres have been identified to focus and encourage growth in the service, commercial and other appropriate economic and business sectors of the main towns. The promotion of business and office use in Greenock town centre is intended to maintain the profile of Greenock as a 'sub-regional centre'.

Strategic Economic Investment Locations (SEIL)

3.3 The highest level of protection for industrial and business investment and development is afforded to SEILs to ensure their priority and protection from development for alternative land uses. Inverclyde Waterfront is recognised as a suitable location for a SEIL in the Strategic Development Plan, with two locations identified in the Local Development Plan (2019) through Policy 25 and Schedule 9. The vacant sites within these two locations are Carlsburn (Riverside) & Carlsburn (Landward East & West),

Greenock and Pottery Street (North)/Inchgreen, Greenock.

Strategic Freight Transport Hubs

3.4 Greenock Ocean Terminal is identified in the Strategic Development Plan as one of five Strategic Freight Transport Hubs in the City Region. Greenock Ocean Terminal is a strategic deepwater facility and a significant asset for Inverclyde. It has a dual purpose, being an important national destination for cruise ships for Scotland and a strategic import/export port for the UK. The owners have 'permitted development rights' to further develop and restructure the extensive land resource (including unused land) at the Terminal.

4.0 LOCAL DESIGNATED AREAS

4.1 In addition to the Strategic Economic Locations listed above there are a number of significant local development opportunities for business and industry, and other investments, designated in the Local Development Plan (2019). These sites are, in the main, a mixture of vacant/derelict land within the different categories of business and industrial land, and extensive areas of vacant land resulting from the restructuring and re-provisioning programmes of the local Registered Social Landlords, in particular River Clyde Homes, in Greenock Central East, South West Greenock and much of Port Glasgow.

4.2 The scale and amount of this brownfield land (or urban capacity) illustrates the prospect, over the medium to longer term period, of re-development in these areas, and which may require more fundamental changes to be made to land use and designations in future reviews of the LDP.

* **NOTE:** the designation of the strategic locations became operative when the LDP was adopted on the 29th August 2014.

5.0 THE TABLES

2023 Vacant and Derelict Land Survey

- **Tables 1 - 11** summarise the 2020 Vacant and Derelict Land Survey. These schedules represent a snapshot of the Survey at 31 March 2020.
- **Table 12** summarises the now limited number of sites that are Vacant and Derelict in the Survey, in the Strategic Economic and Investment Locations (a total of 4 sites within the designation and 7 adjacent to it)
- **Table 13** provides details on the individual sites in the 2020 Survey.

1 Land Fallen Out Of Use

Table 14 details land which has fallen out of use in the period 1 April 2019 to 31 March 2020 and which has been added to the 2020 Vacant and Derelict Land Survey

2 Land Take Up

Table 15 provides details of the vacant and derelict land which has come back into use in the period 1 April 2022 to 31 March 2023.

6.0 THE MAPS

- Vacant and Derelict Land Survey
- Vacant and Derelict Land Take Up

SUMMARY STATISTICS
2024 VACANT AND DERELICT LAND SURVEY

TABLES 1-11

TABLE 1: LAND TYPE	DERELICT	VACANT	VACANT LAND AND BUILDINGS	TOTAL
SITE AREA (in ha's) PERCENTAGE	54.56 34.97%	100.89 64.66%	0.56 0.35%	156.01 100%
NUMBER OF SITES PERCENTAGE	42 43.75%	52 54.17%	2 2.08%	96 100%

TABLE 2: TIME PERIOD	1. 1980 OR EARLIER	2. 1981- 1985	3. 1986 - 1990	4. 1991-1995	5. 1996-2000	6. 2001-2004	7. 2005	8. 2006	9. 2007	10. 2008	11. 2009	12. 2010
SITE AREA (in ha's) PERCENTAGE	3.51 2.25	7.14 4.58	5.02 3.22	2.36 1.51	18.19 11.66	1.91 1.22	8.07 5.17	0	0	22.05 14.13	0.61 0.39	0.57 0.37
NUMBER OF SITES PERCENTAGE	5 5.21	3 3.13	8 8.33	6 6.25	20 20.83	2 2.08	2 2.08	0	0	2 2.08	2 20.08	3 3.13
	13. 2011	14. 2012	15. 2013	16. 2014	17. 2015	18. 2016	19. 2017	19. 2018	20: 2019	21: 2020	22: Unknown	23: Total
SITE AREA (in ha's) PERCENTAGE	1.28 0.82	17.38 11.14	11.34 7.27	1.87 1.20	42.49 27.24	0.13 0.08	1.47 0.94	10.01 6.42	0.25 0.16	0	0.36 0.23	156.01 100%
NUMBER OF SITES PERCENTAGE	3 3.13	3 3.13	15 15.63	4 4.17	5 5.21	1 1.04	2 2.08	8 8.33	1 1.04	0	1 1.04	96 100%

TABLE 3: SITE SIZE	LESS THAN 1ha	1-5ha	5-10ha	>10ha	>20ha	TOTAL
SITE AREA (in ha's) PERCENTAGE	30.97 19.85	52.65 33.75	11.26 7.22	16.95 10.86	44.18 28.31	156.01 100%
NUMBER OF SITES (in ha's) PERCENTAGE	69 71.87	22 22.91	2 2.08	1 1.04	2 2.08	96 100%

TABLE 4: PREVIOUS USE	AGRICULTURE	COMMUNITY AND HEALTH	DEFENCE	EDUCATION	PASSIVE OPEN SPACE	RECREATION AND LEISURE	STORAGE	MANUFACTURING	GENERAL INDUSTRIAL
SITE AREA (in ha's) PERCENTAGE	4.22 2.70	21.94 14.06	1.81 1.16	5.493.51	0.61 0.39%	3.08 1.97%	0.49 0.31%	53.95 34.58%	1.77 1.13%
NUMBER OF SITES (in ha's) PERCENTAGE	1 1.04	9 9.37	2 2.08%	6 6.25%	1 1.04%	4 4.17%	2 2.08%	16 16.66%	4 4.17%
	MINERAL ACTIVITY	OFFICES	RESIDENTIAL	RETAILING	TRANSPORT	UTILITY SERVICES	FORESTRY	BUSINESS CLASS	NATURE CONSERVATION
SITE AREA (in ha's) PERCENTAGE	0 0%	0 0%	31.47 20.17%	0 0%	5.26 3.37%	22.09 14.16%	0 0%	0 0%	0 0%
NUMBER OF SITES (in ha's) PERCENTAGE	0 0%	0 0%	34 35.41%	0 %	5 5.21%	3 3.13%	0 0%	0 0%	0 0%
	OTHER	UNKNOWN	WHOLESALE DISTRIBUTION	TOTAL					
SITE AREA (in ha's) PERCENTAGE	1.71 1.10%	2.12 1.36%	0 0%	156.01 100%					
NUMBER OF SITES (in ha's) PERCENTAGE	4 4.17%	5 5.21%	0 0%	96 100%					

TABLE 5: DEVELOPABILITY	CODE 1: SHORT TERM	CODE 2: MEDIUM TERM	CODE 3: UNDETERMINED	CODE 4: UNECONOMIC TO DEVELOP/SOFT END USE	TOTAL
SITE AREA (in ha's) PERCENTAGE	10.28 6.59%	118 75.64%	24.06 15.42%	3.67 2.35%	156.01 100%
NUMBER OF SITES (in ha's) PERCENTAGE	18 18.75%	38 39.58%	31 32.29%	9 9.37%	96 100%

TABLE 6: OWNERSHIP	PUBLIC	PRIVATE	MIXED	UNKNOWN	TOTAL
SITE AREA (in ha's) PERCENTAGE	62.9 40.31%	91.41 58.5%	1.57 1.01%	0.13 0.08%	156.01 100%
NUMBER OF SITES (in ha's) PERCENTAGE	54 56.25%	39 40.62%	2 2.08%	1 1.04%	96 100%

TABLE 7: PREFERRED USE	MIXED USE	RESIDENTIAL	BUSINESS AND INDUSTRY	COMMUNITY AND HEALTH	PASSIVE OPEN SPACE	OTHER	GREEN AND ENVIRONMENTAL
SITE AREA (in ha's) PERCENTAGE	71.85 46.05%	54.9 35.19%	14.67 19.40%	9.07 5.81%	1.48 0.94%	0.21 0.13%	1.21 0.77%
NUMBER OF SITES (in ha's) PERCENTAGE	13 13.54%	50 52.08%	19 19.79%	1 1.04%	4 4.16%	1 1.04%	4 4.16%
	EDUCATION	RECREATION AND LEISURE	RETAILING	TRANSPORT	UNKNOWN	NON MIXED USE TOTAL	OVERALL TOTAL
SITE AREA (in ha's) PERCENTAGE	0.98 0.62%	0 %	0.32 0.2%	0 0%	1.32 0.84%	84.16 53.94%	156.01 100%
NUMBER OF SITES (in ha's) PERCENTAGE	1 1.04%	0 %	1 1.04%	0 0%	2 2.08%	83 86.45%	96 100%

TABLE 8: TAKE UP	INDUSTRY/BUSINESS	RESIDENTIAL	PASSIVE OPEN SPACE	RETAILING	OTHER USES	TOTAL TAKE UP	RECLAIMED TO VACANT SITE	RECLAIMED TO LARGER/ SMALLER SITES	TAKEN UP FOR DEFINITIONAL REASONS
SITE AREA (in ha's) PERCENTAGE	0 0%	4.54 73.7%	0 0%	0 0%	1.62 26.2%	6.16 %	0 0%	0 0%	0 0%
NUMBER OF SITES PERCENTAGE (of Take Up Area)	0 0%	4 57.14%	0 0%	0 0%	3 42.85%	7 %	0 0%	0 %	0 0%

TABLE 9: ADDITIONAL LAND INCLUDED IN SURVEY	NEW SITES	ADDITIONAL AREA IN EXISTING SITE	TOTAL ADDITION TO SURVEY
SITE AREA (in ha's)	0	10.82	10.82
NUMBER OF SITES AFFECTED	0	2	2

TABLE 10: NET CHANGE OVER YEAR TO SURVEY	
SITE AREA (in ha's)	4.66

TABLE 11: HISTORY OF LAND SURVEY AND TAKE UP									
VACANT/DERELICT LAND					TAKE UP				
YEAR	INVERCLYDE NUMBER OF SITES AREA (ha)		GCVSDP AREA NUMBER OF SITES AREA (ha)		YEAR	INVERCLYDE NUMBER OF SITES AREA (ha)		GCVSDP AREA NUMBER OF SITES AREA (ha)	
1995	102	130.87							
1996	109	132.95	2198	4581	1995/6	22	9.35	285	352
1997	103	12160	2148	4460	1996/7	35	27.50	280	375
1998	120	122.40	2116	4239	1997/8	21	15.90	252	337
1999	122	121.60	2099	4384	1998/9	13	9.89	281	339
2000	130	124.84	2125	4250	1999/00	18	16.96	263	413
2001	136	130.87	2084	4078	2000/01	16	8.55	273	311
2002*	125	125.33	2029	4016	2001/02	14	10.78	242	279
2003*	128	134.13	1973	3937	2002/03	9	3.63	232	253
2004*	129	134.63	1934	3724	2003/04	5	4.28	200	245
2005*	136	137.28	1995	4727	2004/05	14	15.33	189	245
2006*	130	124.80	1913	4634	2005/06	16	17.16	206	253
2007	126	105.45	1893	4572	2006/07	14	24.50	259	260
2008	121	125.80	2005	4654	2007/08	12	5.32	212	238
2009	121	122.12	1849	4753	2008/09	8	5.81	196	167
2010	116	121.57	2097	4696	2009/10	10	5.95	133	138
2011	116	123.42	2110	4634	2010/11	8	3		20.6

2012	116	140.74	1955	3094	2011/12	9	5.28		
2013	132	148.93	1918	3122	2012/13	10	8.49		
2014	133	146.06	1913	3080	2013/14	15	13	141	193
2015	121	163.55	1860	3014	2014/15	25	18.72	154	172
2016	117	160.16	1800	2901	2015/16	8	6.63		
2017	106	155.96	1849	3493	2016/17	15	6.25		
2018	107	155.27			2017/18	12	11.49		
2019	102	151.35			2018/19	11	4.15		
2020	96	156.01			2019/20	7	6.16		

* During 2007, historical data for the years 2002-2006 was revised to remove sites that had been taken out of the Survey for definitional reasons and to correct any other previous errors highlighted in the 2007 Survey returns.

SUMMARY OF
VACANT AND DERELICT LAND IN THE SURVEY
IN STRATEGIC SITES AND LOCATIONS
AT 31 MARCH 2024

TABLE 12

**TABLE 12- SUMMARY OF VACANT AND DERELICT
LAND IN STRATEGIC LOCATIONS AT 31 MARCH 2024**

AREA IN SEIL * (ha)

Derelict Land

Derelict Land in Strategic Locations	0ha
% of Derelict Land in Strategic Locations	0%

Vacant Land

Vacant Land in Strategic Locations	2.08ha (3 sites)
% of Vacant Land in Strategic Locations	1.33%

Total Vacant and Derelict Land

Total Vacant and Derelict Land in Strategic Locations	2.08ha (3 sites)
% of Total Vacant and Derelict Land in Strategic Locations	1.33%

VACANT AND DERELICT LAND
SURVEY AT 31 MARCH 2024

TABLE 13

TABLE 13 - VACANT AND DERELICT LAND SURVEY AT 31 MARCH 2024

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
<u>GOUROCK</u>							
8460514	KIRN DRIVE	DERELICT	1.44	PUBLIC	RECREATION AND LEISURE	DEVELOPABLE - MEDIUM TERM	Residential
223987676511							
Vacant & Derelict Land in the Survey in GOUROCK :			1.44 ha.	0.98%	of the Authority's Vacant & Derelict Land Survey Area		(1 sites)
Area in the Survey in GOUROCK within SEIL : ha.							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
<u>GREENOCK</u>							
8460011	RUE END STREET	DERELICT	1.52	PUBLIC	MANUFACTURING	DEVELOPABLE - MEDIUM TERM	Mixed Use
228576675782							
8460014	KILMUN ROAD	DERELICT	0.55	PUBLIC	UNKNOWN	DEVELOPABLE - MEDIUM TERM	Residential
228276675173							
8460049	RUE END STREET	DERELICT	0.8	PUBLIC	TRANSPORT	DEVELOPABLE - MEDIUM TERM	Mixed Use
228725675823							
8460099	SINCLAIR STREET	DERELICT	2.44	PUBLIC	TRANSPORT	DEVELOPABLE - UNDETERMINED	Business and Industry
229924675322							
8460103	GARVEL ISLAND	DERELICT	3.61	PUBLIC	MANUFACTURING	DEVELOPABLE - MEDIUM TERM	Residential
229716675834							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460163	CARWOOD STREET	DERELICT	0.22	PRIVATE	STORAGE	DEVELOPABLE - SHORT TERM	Residential
229659675343							
8460196	BROUGHAM STREET / UNION STREET	DERELICT	0.71	PRIVATE	MANUFACTURING	DEVELOPABLE - UNDERTERMINED	Residential
227304676943							
8460210	INGLESTON (NE), BAKER STREET	DERELICT	0.94	PRIVATE	OTHER GENERAL INDUSTRY	DEVELOPABLE - UNDERTERMINED	Business and Industry
228400675503							
8460211	INGLESTON (W), SCOTT STREET	DERELICT	0.35	PUBLIC	STORAGE	DEVELOPABLE - MEDIUM TERM	Business and Industry
228246675544							
8460215	BERRYARDS ROAD	DERELICT	0.36	PRIVATE	UTILITY SERVICES	UNECONOMIC TO DEVELOP/SOFT END USE	Green/Environmental
227689675344							
8460222	DOCK BREAST, EAST INDIA HARBIOUR	DERELICT	1.55	PUBLIC	MANUFACTURING	DEVELOPABLE - MEDIUM TERM	Mixed Use
228379676011							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460240	GARELOCH ROAD	DERELICT	0.3	PUBLIC	MANUFACTURING	DEVELOPABLE - UNDERTERMINED	Residential
228405675053							
8460276	KATRINE ROAD	DERELICT	0.73	PUBLIC	MANUFACTURING	DEVELOPABLE - UNDERTERMINED	Residential
228337675094							
8460306	DARNDAFF ROAD	DERELICT	0.55	PUBLIC	RESIDENTIAL	DEVELOPABLE - UNDERTERMINED	Residential
228338674962							
8460307	WOODSTOCK ROAD	DERELICT	0.24	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential
226465675233							
8460313	FMR TATE & LYLE 1(NW), DRUMFROCHAR ROAD	DERELICT	0.68	PRIVATE	MANUFACTURING	DEVELOPABLE - SHORT TERM	Mixed Use
227755675486							
8460314	FMR TATE & LYLE 2 (NE), DRUMFROCHAR ROAD	DERELICT	0.25	PRIVATE	MANUFACTURING	DEVELOPABLE - SHORT TERM	Mixed Use
227866675474							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460315 227910675384	FMR TATE & LYLE 3 (SE), DRUMFROCHAR ROAD	DERELICT	2.02	PRIVATE	MANUFACTURING	DEVELOPABLE - MEDIUM TERM	Mixed Use
8460323 229550675944	GARVEL ISLAND / FORMER TRAINING CENTRE	DERELICT	0.89	PRIVATE	OTHER	DEVELOPABLE - UNDERTERMINED	Mixed Use
8460324 228335674933	CRAWBERRY ROAD	DERELICT	0.7	PUBLIC	RESIDENTIAL	DEVELOPABLE - UNDERTERMINED	Residential
8460344 226760675014	PAPERMILL ROAD	DERELICT	0.28	PUBLIC	UTILITY SERVICES	DEVELOPABLE - MEDIUM TERM	Green/Environmental
8460349 228199675154	KILMUN ROAD	DERELICT	0.78	PUBLIC	RESIDENTIAL	DEVELOPABLE - UNDERTERMINED	Residential
8460350 226858676034	BRACHLESTON ROAD / FORMER HECTOR MACNEIL BATHS	DERELICT	0.98	PUBLIC	RECREATION AND LEISURE	DEVELOPABLE - MEDIUM TERM	Education

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460352	MAIN STREET / FORMER KINCAIDS	VACANT LAND	1.43	PUBLIC	MANUFACTURING	DEVELOPABLE - MEDIUM TERM	Business and Industry
229136675655		SEIL					
8460353	SPANGO VALLEY / FORMER IBM / INVERKIP ROAD	DERELICT	4.22	PRIVATE	AGRICULTURE	DEVELOPABLE - SHORT TERM	Residential
223770674710							
8460359	GARVEL ISLAND / FORMER MOD	DERELICT	1.35	Mixed	DEFENCE	DEVELOPABLE - UNDERTERMINED	Mixed Use
230362675724							
8460368	FMR TATE & LYLE 2A (NE), DRUMFORCHAR ROAD	DERELICT	0.64	PRIVATE	MANUFACTURING	DEVELOPABLE - MEDIUM TERM	Business and Industry
227975675484							
8460371	LYNEDOCH STREET / FORMER NURSERY	DERELICT	0.11	PRIVATE	OTHER	DEVELOPABLE - UNDERTERMINED	Residential
228141676969							
8460385	EARNHILL ROAD / FORMER NAT SEMI / LARKFIELD IE	DERELICT	1.8	PRIVATE	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Business and Industry
223293675913							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460397	KENILWORTH CRESCENT	DERELICT	3.03	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential
226718675244							
8460439	GIBSHILL ROAD / FORMER ST MUNGOS PRESBYTERY	DERELICT	0.6	PRIVATE	COMMUNITY AND HEALTH	DEVELOPABLE - MEDIUM TERM	Business and Industry
230402675093							
8460448	PEAT ROAD	DERELICT	0.41	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential
226865675331							
8460454	CRESCENT STREET / FORMER CHURCH AND HALL	DERELICT	0.19	PRIVATE	COMMUNITY AND HEALTH	DEVELOPABLE - UNDERTERMINED	Residential
228669675414							
8460455	BOGSTON STATION	DERELICT	0.24	PRIVATE	OTHER	DEVELOPABLE - MEDIUM TERM	Business and Industry
230704674920							
8460456	CRESCENT STREET / FORMER YARD	DERELICT	0.37	PUBLIC	OTHER GENERAL INDUSTRY	DEVELOPABLE - SHORT TERM	Business and Industry
228607675479							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460459	HOLE FARM ROAD	VACANT LAND	0.59	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Passive Open Space
226338675217							
8460461	SPANGO VALLEY (SOUTH)	DERELICT	16.95	PRIVATE	MANUFACTURING	DEVELOPABLE - MEDIUM TERM	Mixed Use
222810673899							
8460463	HOUSTON STREET	DERELICT	0.14	PRIVATE	OTHER GENERAL INDUSTRY	DEVELOPABLE - SHORT TERM	Residential
227348676783							
8460465	SINCLAIR STREET	DERELICT	0.14	PRIVATE	COMMUNITY AND HEALTH	DEVELOPABLE - SHORT TERM	Residential
229774675191							
8460478	KILMACOLM ROAD / FORMER COMMUNITY CENTRE	VACANT LAND AND BUILDINGS	0.25	PUBLIC	COMMUNITY AND HEALTH	DEVELOPABLE - MEDIUM TERM	Residential
228794674740							
8460479	EAST CRAWFORD STREET	VACANT LAND	0.45	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential
229403675321							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460480	KENILWORTH CRESCENT	DERELICT	0.86	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential
226700675184							
8460482	CUMBERLAND WALK	DERELICT	0.75	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Mixed Use
224219675644							
8460485	TRAFALGAR STREET	DERELICT	0.53	PUBLIC	RESIDENTIAL	UNECONOMIC TO DEVELOP/SOFT END USE	Passive Open Space
227613675532							
8460486	NILE STREET	DERELICT	0.67	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential
227535675548							
8460492	JAMES WATT DOCK / NORTH QUAY	DERELICT	0.46	PRIVATE	DEFENCE	DEVELOPABLE - MEDIUM TERM	Mixed Use
229907675659							
8460497	NAIRN ROAD	VACANT LAND	0.14	PUBLIC	RESIDENTIAL	UNECONOMIC TO DEVELOP/SOFT END USE	Passive Open Space
223701675987							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460503 227231676928	UNION STREET / CAMPBELL STREET / FORMER ARTS GUILD	DERELICT	0.25	PRIVATE	RECREATION AND LEISURE	DEVELOPABLE - MEDIUM TERM	Residential
8460504 225266675320	INVERKIP ROAD / FORMER RAVENS CRAIG HOSPITAL	DERELICT	9.02	PUBLIC	COMMUNITY AND HEALTH	DEVELOPABLE - SHORT TERM	Residential
8460505 223982674902	SPANGO VALLEY (NORTH)	VACANT LAND	9.07	PUBLIC	COMMUNITY AND HEALTH	DEVELOPABLE - MEDIUM TERM	Community and Health
8460506 223280674382	SPANGO VALLEY (CENTRAL)	DERELICT	22.73	PRIVATE	MANUFACTURING	DEVELOPABLE - MEDIUM TERM	Business and Industry
8460512 226552677245	MADEIRA STREET / FORMER GREENOCK ACADEMY	VACANT LAND	1	PUBLIC	EDUCATION	DEVELOPABLE - SHORT TERM	Residential
8460513 224031676219	BURNS ROAD	DERELICT	1.36	PRIVATE	OTHER	DEVELOPABLE - UNDERTERMINED	Residential

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460516 225567676779	LYLE ROAD / FORMER HOLY CROSS PRIMARY SCHOOL	DERELICT	1.15	PUBLIC	EDUCATION	DEVELOPABLE - SHORT TERM	Residential
8460517 225943676281	DAVEY STREET / BOW FARM	VACANT LAND	2.19	PUBLIC	RESIDENTIAL	DEVELOPABLE - SHORT TERM	Residential
8460518 225941676294	TAY STREET / TWEED STREET / UPPER BOW	VACANT LAND	0.77	PUBLIC	RESIDENTIAL	DEVELOPABLE - UNDERTERMINED	Residential
8460519 227433675467	DRUMFROCHAR ROAD	VACANT LAND	0.84	PUBLIC	RESIDENTIAL	DEVELOPABLE - UNDERTERMINED	Residential
8460520 228192675733	HILL STREET	VACANT LAND	0.19	PUBLIC	RESIDENTIAL	DEVELOPABLE - UNDERTERMINED	Residential
8460521 224484676088	WEYMOUTH CRESCENT	DERELICT	0.31	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460522	PORT GLASGOW ROAD (NORTH)	DERELICT	1.03	PRIVATE	MANUFACTURING	DEVELOPABLE - UNDETERMINED	Business and Industry
230538675163							
8460524	FORMER ARNOLD CLARK GARAGE, EAST HAMILTON STREET	VACANT LAND AND BUILDINGS	0.32	PRIVATE	OTHER GENERAL INDUSTRY	DEVELOPABLE - SHORT TERM	Business and Industry
230230675303							
Vacant & Derelict Land in the Survey in GREENOCK :			108 ha.	73.41%	of the Authority's Vacant & Derelict Land Survey Area		(61 sites)
Area in the Survey in GREENOCK within SEIL : 1.43 ha.							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					

KILMACOLM

8460234	SMITHY BRAE	DERELICT	0.39	PRIVATE	MANUFACTURING	DEVELOPABLE - MEDIUM TERM	Residential
235678669922							

8460277	LEPERSTONE AVENUE	VACANT LAND	0.52	PRIVATE	PASSIVE OPEN SPACE	DEVELOPABLE - SHORT TERM	Residential
235921670706							

Vacant & Derelict Land in the Survey in KILMACOLM : 0.91 ha. 0.62% of the Authority's Vacant & Derelict Land Survey Area (2 sites)

Area in the Survey in KILMACOLM within SEIL : ha.

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
<u>PORT GLASGOW</u>							
8460023	NEWARK/BOUVERIEDERELICT STREET		1.09	PRIVATE	MANUFACTURING	DEVELOPABLE - UNDERTERMINED	Business and Industry
232369674374							
8460036	LURG STREET / MUIRSHIEL ROAD	DERELICT	0.65	PRIVATE	MANUFACTURING	DEVELOPABLE - MEDIUM TERM	Business and Industry
232699673743							
8460131	FYFE SHOR ROAD / DERELICT KELBURN TERRACE		0.42	PUBLIC	MANUFACTURING	DEVELOPABLE - UNDERTERMINED	Residential
233577674232							
8460279	KELBURN TERRACEDERELICT / BUSINESS PARK		1.48	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Business and Industry
234175674154							
8460299	ASHGROVE LANE / VACANT LAND CLUNE BRAE		0.41	PRIVATE	RECREATION AND LEISURE	DEVELOPABLE - MEDIUM TERM	Business and Industry
232820674264							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460327	MANSION AVENUE	VACANT LAND	0.31	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential
234514673840							
8460366	WESTRAY AVENUE	VACANT LAND	0.24	PUBLIC	RESIDENTIAL	UNECONOMIC TO DEVELOP/SOFT END USE	Green/Environmental
234532672841							
8460367	PLADDA AVENUE	DERELICT	0.33	PUBLIC	RESIDENTIAL	UNECONOMIC TO DEVELOP/SOFT END USE	Green/Environmental
234948673079							
8460412	SUNNYSIDE AVENUE / PLEASANTSIDE AVENUE	DERELICT	5.04	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential
234200673896							
8460438	BAY STREET	DERELICT	0.25	PUBLIC	MANUFACTURING	DEVELOPABLE - MEDIUM TERM	Residential
232629674407							
8460444	MANSION AVENUE	VACANT LAND	0.2	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential
234482673762							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF	AREA STATUS *						
8460457	BELHAVEN STREET	DERELICT	0.32	PRIVATE	OTHER GENERAL INDUSTRY	DEVELOPABLE - MEDIUM TERM	Retailing
231399674819							
8460464	BIRKMYRE AVENUE	VACANT LAND	0.29	PRIVATE	TRANSPORT	DEVELOPABLE - UNDERTERMINED	Residential
231241674564							
8460467	PARKHILL AVENUE	VACANT LAND	2.24	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential
234302673782							
8460468	ORONSAY AVENUE	VACANT LAND	0.44	PUBLIC	RESIDENTIAL	DEVELOPABLE - UNDERTERMINED	Residential
234749673028							
8460474	SELKIRK ROAD	DERELICT	0.72	PUBLIC	RESIDENTIAL	DEVELOPABLE - UNDERTERMINED	Residential
232729673929							
8460489	MONTGOMERIE STREET / ROBERT STREET	DERELICT	0.14	PUBLIC	COMMUNITY AND HEALTH	DEVELOPABLE - UNDERTERMINED	Unknown
232937674186							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					
8460500	MANSION AVENUE	DERELICT	0.37	PUBLIC	RESIDENTIAL	DEVELOPABLE - MEDIUM TERM	Residential
234421673913							
8460510	LOWER BOUVERIE STREET	DERELICT	0.13	UNKNOWN	RESIDENTIAL	DEVELOPABLE - UNDERTERMINED	Business and Industry
232415674257							
8460523	PARKLEA ROAD	VACANT LAND	0.25	PRIVATE	UNKNOWN	DEVELOPABLE - SHORT TERM	Business and Industry
234509674015							
Vacant & Derelict Land in the Survey in PORT GLASGOW :15.3 ha. 10.41% of the Authority's Vacant & Derelict Land Survey Area							(20 sites)
Area in the Survey in PORT GLASGOW within SEIL : ha.							

* SEIL - Strategic Economic Investment Area

SITE CODE	LOCATION	SITE TYPE	AREA (ha)	OWNERSHIP	PREVIOUS USE	DEVELOPMENT POTENTIAL	PREFERRED USES
MAP REF		AREA STATUS *					

WEMYSS BAY

8460442	FORMER INVERKIP POWER STATION	DERELICT	21.45	PRIVATE	UTILITY SERVICES	DEVELOPABLE - SHORT TERM	Mixed use
219543671047							

Vacant & Derelict Land in the Survey in WEMYSS BAY : 21.5 ha. 14.58% of the Authority's Vacant & Derelict Land Survey Area (1 sites)

Area in the Survey in WEMYSS BAY within SEIL : ha.

Vacant & Derelict Land in the Survey in Inverclyde : 147.12 ha. (85 sites)

Area in the Survey in Inverclyde within SEIL : ha.

* SEIL - Strategic Economic Investment Area

LAND FALLEN OUT OF USE
1 APRIL 2022 – 31 MARCH 2024

TABLE 14

NO LAND RECORDED AS
FALLEN OUT OF USE
DURING MONITORING PERIOD

LAND TAKEN UP
1 APRIL 2023 – 31 MARCH 2024

TABLE 15

TABLE 15 - LAND TAKEN UP 1 APRIL 2023 - 31 MARCH 2024

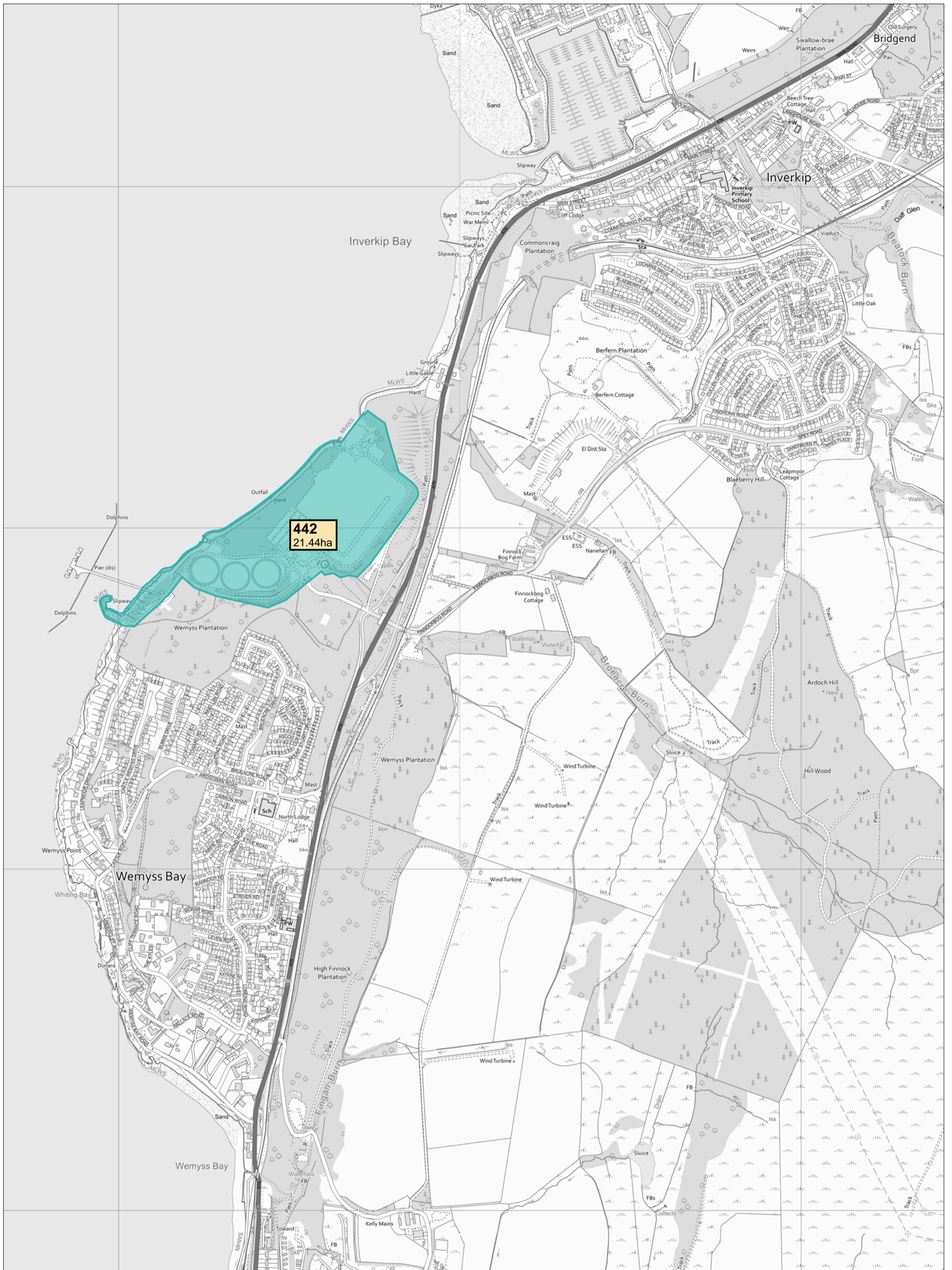
SITE CODE MAP REF	LOCATION	PREVIOUS ACTIVE USE	PERIOD IDENTIFIED VACANT/DERELICT	AREA STATUS *	AREA RECLAIMED (ha)	NEW USE
<u>GREENOCK</u>						
8460171 229117675788	CARTSBURN RIVERSIDE	MANUFACTURING	1996-2024	SEIL	0.43	Business & Industry
8460173 228681675687	CARTSBURN STREET / RUE END STREET	MANUFACTURING	1996-2024	SEIL	0.22	Business & Industry
8460504 225266675320	INVERKIP ROAD / FORMER RAVENS CRAIG HOSPITAL	COMMUNITY AND HEALTH	2015-2024		9.02	Residential
<u>AREA RECLAIMED</u>		9.67ha. (3 sites)				
		Area within SEIL : 0.65 ha.				

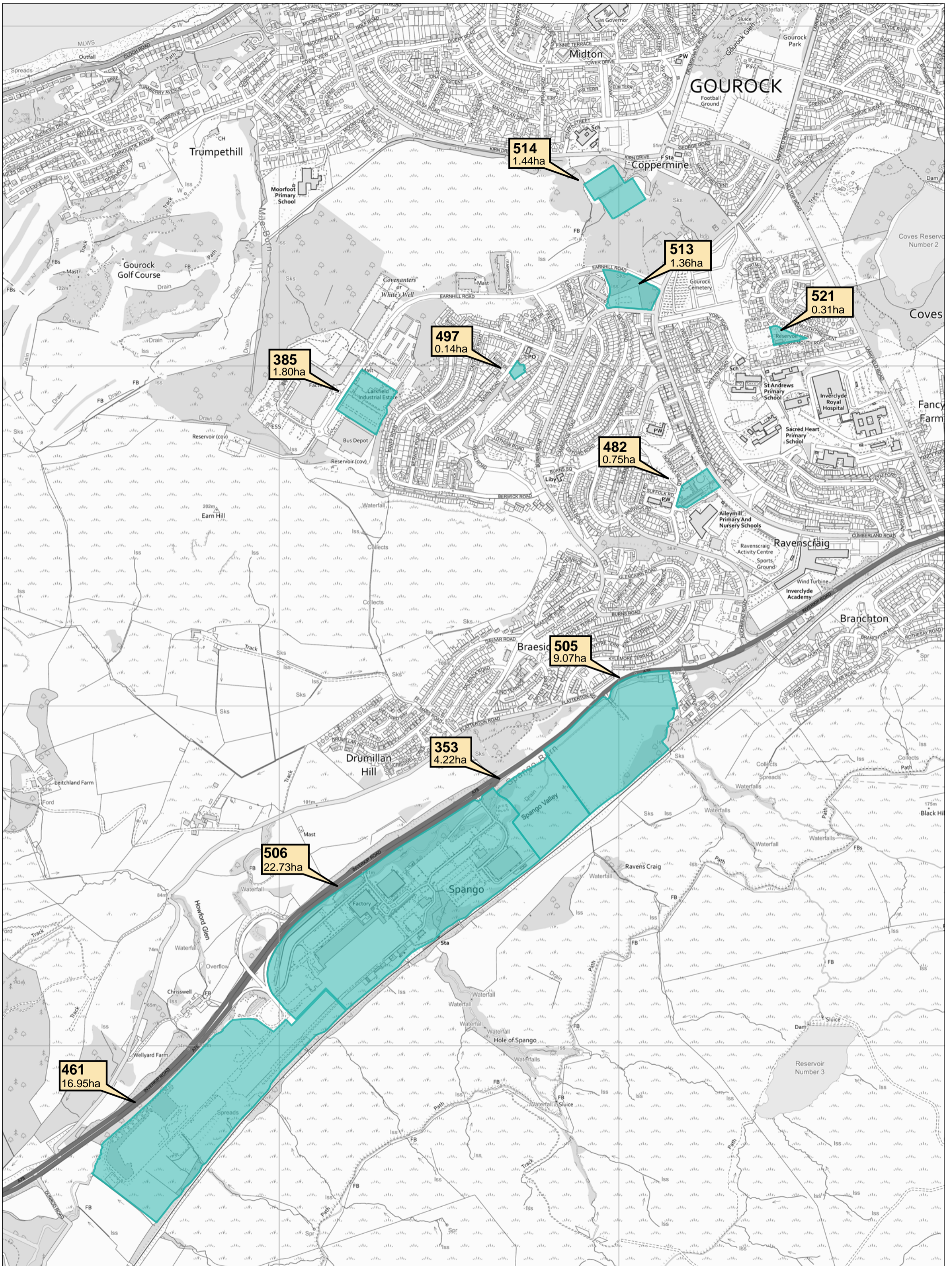
* SEIL - Strategic Economic Investment Location

VACANT AND DERELICT LAND SURVEY

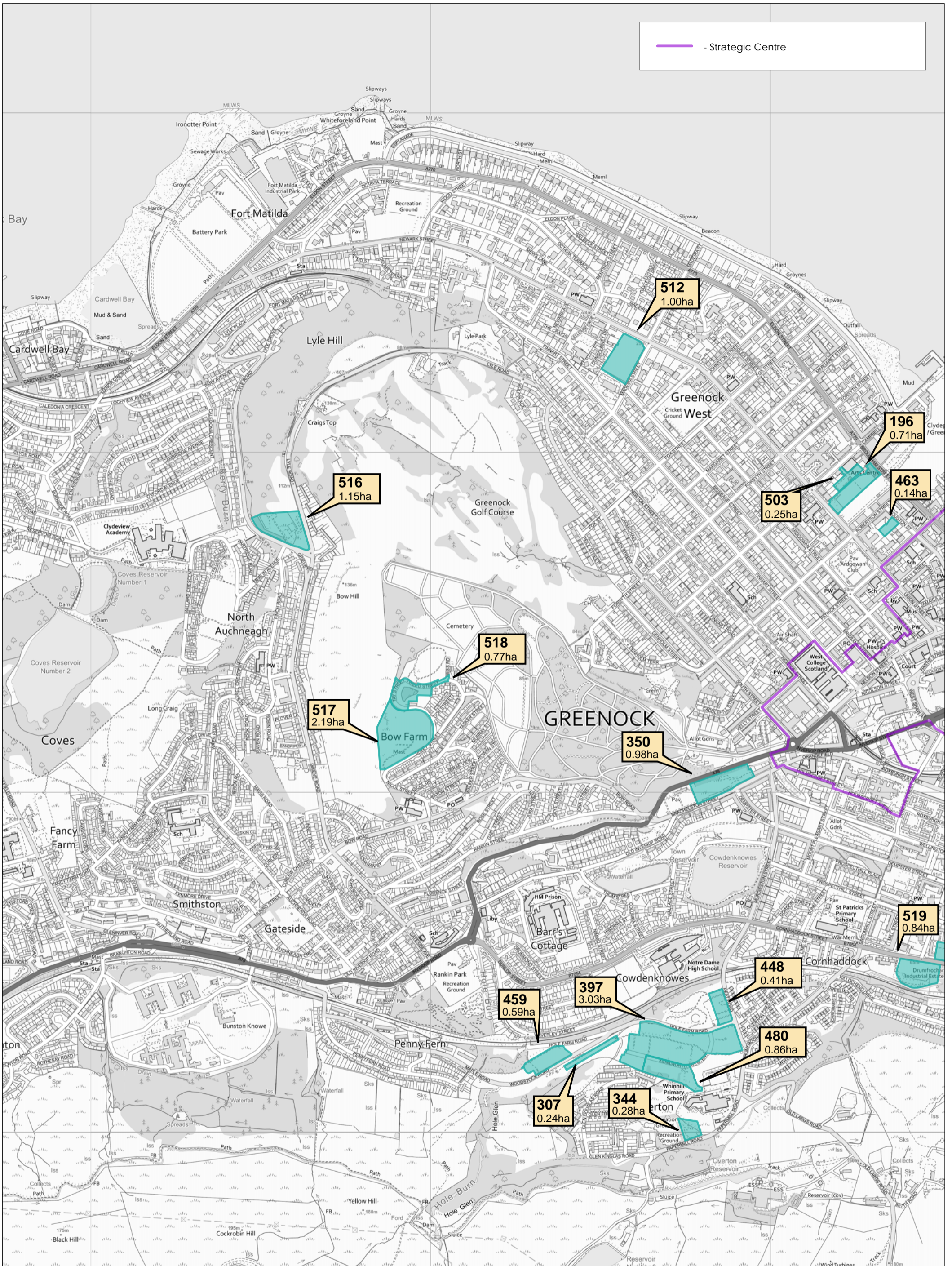
AT 31 MARCH 2024

MAPS

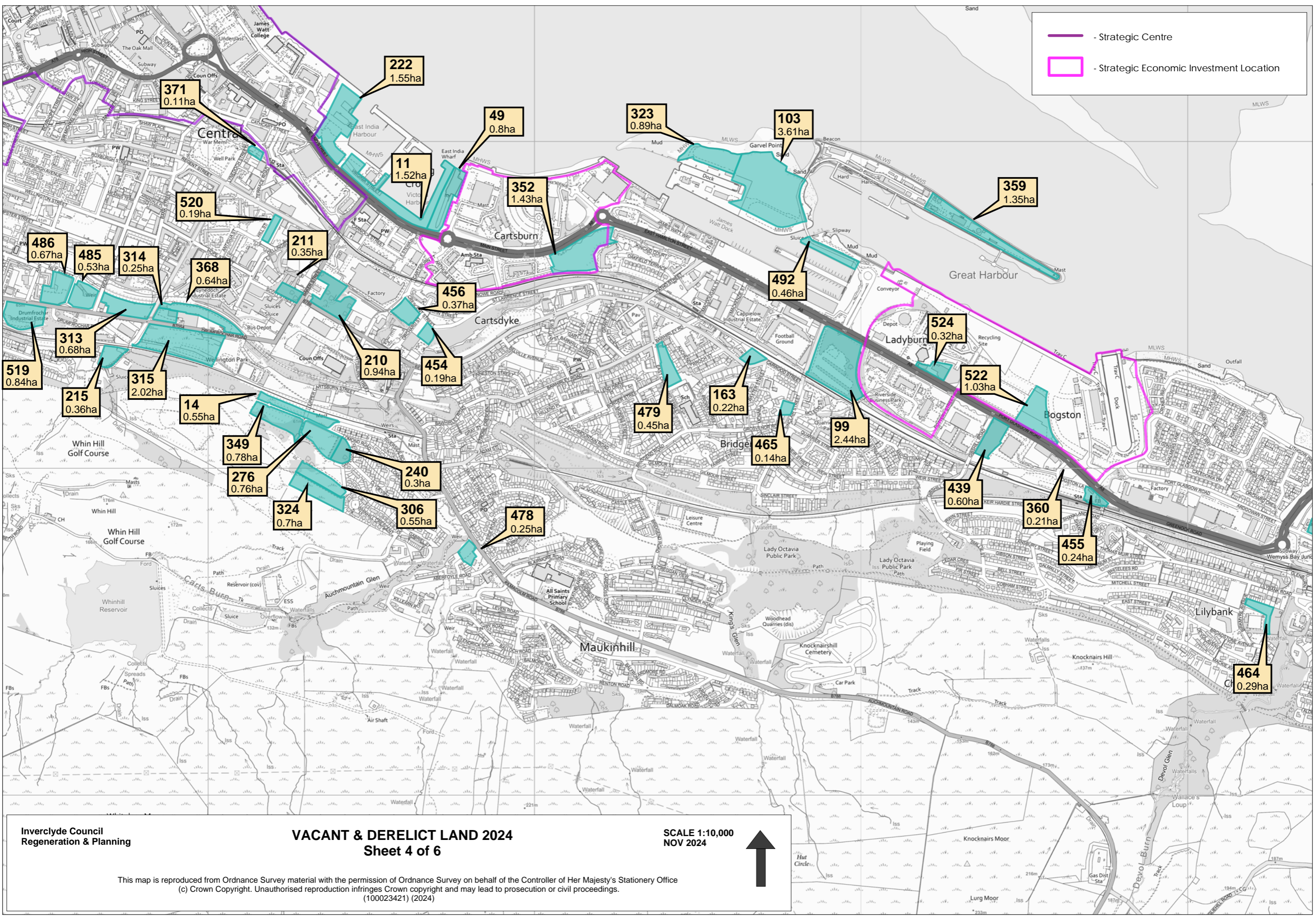




— Strategic Centre



— - Strategic Centre
 - Strategic Economic Investment Location



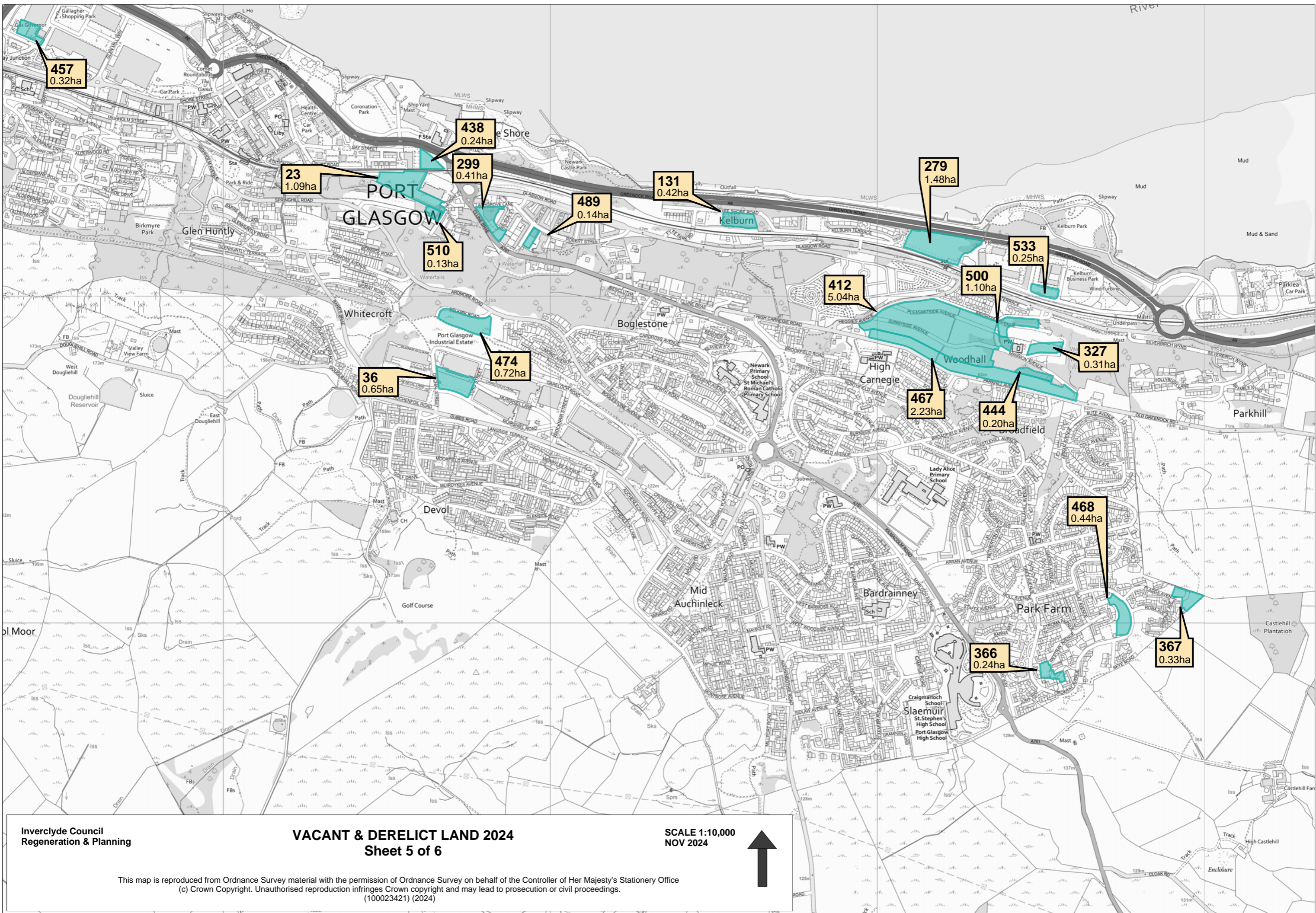
Inverclyde Council
Regeneration & Planning

VACANT & DERELICT LAND 2024
Sheet 4 of 6

SCALE 1:10,000
NOV 2024



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Inverclyde Council
Regeneration & Planning

VACANT & DERELICT LAND 2024
Sheet 5 of 6

SCALE 1:10,000
NOV 2024



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VACANT AND DERELICT LAND TAKE UP
AT 31 MARCH 2023

MAPS



Inverclyde Council
Regeneration & Planning

VACANT & DERELICT LAND TAKE-UP 2024
Sheet 1 of 1

SCALE 1:10,000
NOV 2024



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