

Property Services

**FOR SALE/TO LET: DEVELOPMENT OPPORTUNITY**

**Former Depot Site, Baker Street, Greenock**

**A map of a neighborhood

Description automatically generated**

* INDUSTRIAL/COMMERCIAL LOCATION CLOSE TO GREENOCK TOWN CENTRE
* EXCELLENT LINKS TO THE A8 AND M8 MOTORWAY TO GLASGOW
* SITE EXTENDING TO 0.34 HECTARES OR THEREBY
* OFFERS FOR SALE/TO LET 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 in a mixed light industrial and commercial area at Baker Street, Greenock. The site is accessed by Scott Street via Dellingburn Street.

The site is close to Greenock town centre and all its associated facilities. It has direct access to the main A8 carriageway with Glasgow city centre only a 40 minute drive away.

**DESCRIPTION**

The subjects comprise a former depot for the Council’s Road Services and is a fairly level site extending to 0.34 hectares or thereby. The subjects have lain vacant for some years and vegetation clearance will be required.

It should be noted that access to the site is mainly pedestrian; there is restricted vehicular access.

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

It is the responsibility of prospective purchasers, on examination of the titles, to satisfy themselves as to the extent of the subjects.

**PLANNING**

The site lies within the administrative area of Inverclyde Council in an area currently zoned for ‘Business, Industrial, Storage & Distribution’. Any specific proposals should be referred to Planning Services utilising the contact details on the contacts page.

**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. Prospective developers are advised to contact the Council’s Roads Service on telephone number 01475 714800 to discuss all proposals.

**RATING**

The subjects are not currently assessed 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**

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 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 sale or lease. The offer should include full details of any proposed development and/or use of the site.

**CLOSING DATE**

Please note a **closing date for offers** will be set. It is essential to register interest as only all 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, Democratic, Digital & Customer 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/lease**. 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.

**ASSESSMENT OF OFFERS**

In assessing offers received, the Council will determine a preferred bidder considering both the financial benefit to the Council and the socio-economic benefit gained from the disposal with a weighting of 60% determined on offer value and 40% economic benefit. In assessing offers consultation will be undertaken with the Regeneration service, which will provide qualitative analysis of the offers received, and this will be considered in determining the preferred offer.

The Regeneration service will consider

• suitability of proposed uses within the adjacent area, referencing compliance with the Local Development Plan.

• financial benefit to the Council.

• wider socio-economic benefit to the Council (and community), including, for example, number of jobs created; and,

• feasibility/implementation plans for the proposals to provide the Council with confidence that there is a commitment to deliver any development proposals as soon as is feasible to ensure the site does not become dormant post-sale.

Parties may provide supporting information associated with an offer to assist the consideration of socio-economic benefit arising from the proposals.

In determining the preferred bidder for the site, officers will identify a preferred bidder in line with the information set out in the marketing document herewith and conclude any sale/lease under powers delegated to officers recommend same to the Environment & Regeneration Committee for a final decision.