

11 HOUSTON STREET

Greenock PA16 8DA

Residential Development Opportunity



OPPORTUNITY

We are delighted to present a site to the market at 11 Houston Street, Greenock which lies close to the Greenock waterfront. The available site extends to approximately 0.35 acres (0.14 hectares) and previously had planning consent for the development of 22 apartments with 26 surfaced car parking spaces. A suite of technical information is available for review upon registration of interest.

LOCATION

The site is set on the western edge of Greenock Town Centre on Houston Street. Greenock is the largest town within the Local Authority area of Inverclyde. It lies approximately 27 miles west of the City of Glasgow on the southern side of the Firth of Clyde. Greenock has historically been one of the most important Scottish ports and whilst not at the same level of activity as it once was, is still a thriving port and provides docking for Ocean Liners.

Greenock provides a wide range of retail and leisure offers within close proximity of the subjects and has excellent road and public transport connections to Glasgow and the surrounding areas. The M8 motorway provides direct access to Glasgow and Edinburgh and Greenock has an extensive rail network with the nearest station to the site being Greenock West station which lies approximately 0.6 miles south east of the subjects. This provides rail connections to Glasgow and Paisley. Ferry Services in nearby Gourrock provide passengers and cars with access to Dunoon and Kilcreggan.

In close proximity to the subjects there are a number of local amenities such as Ardgowan Bowling Club, Greenock Cricket Club and Greenock Golf Club. Greenock's esplanade and waterfront is also close by.



DESCRIPTION

The subjects currently form a gap site on the south side of Houston Street. The surrounding properties range from four storey red sandstone tenement flats on the western side to detached villas on the eastern boundary. The Tontine Hotel lies to the southern boundary. Opposite the site on Houston Street are a mix of commercial properties. New build apartments have been built further along Houston Street, to the east. St Marys Church and Primary school are within a short distance of the site. The area is generally a mix of residential, commercial and institutional buildings.

The site comprises overgrown scrub land which has been cleared of any buildings.

PLANNING

The site previously had planning consent for the development of 22 apartments with 26 surfaces car parking spaces which has now expired. Details of the previous consent can be found on the Inverclyde Council Planning Portal (Planning Reference:IC08031).

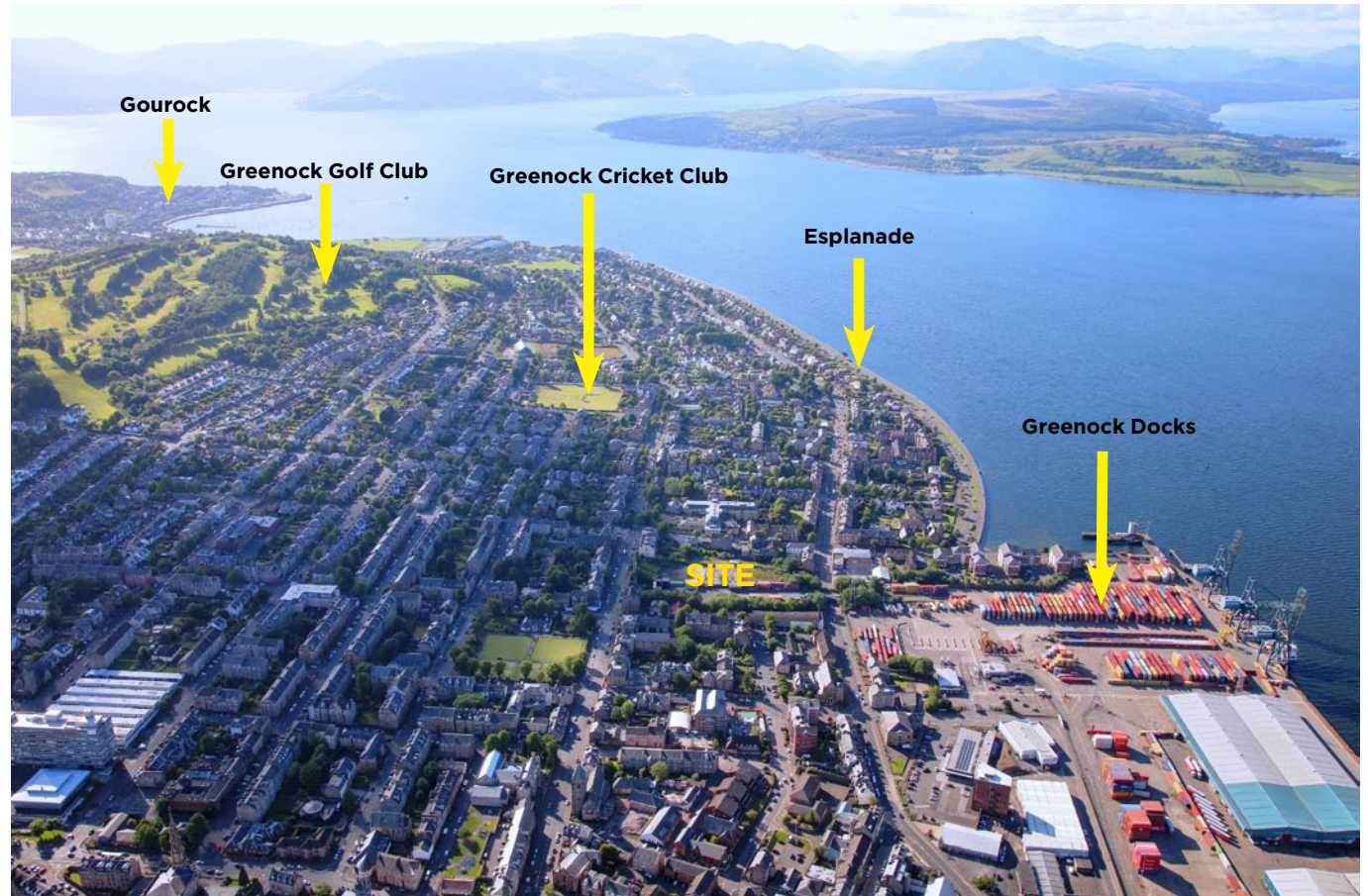
TECHNICAL INFORMATION

Our client has taken the proposed development to the point where they were about to commence construction, prior to the lapse of the consent.

A range of technical information is therefore available for the site and interested parties will be provided with access to this upon registration of interest.

VIEWING

The site is open for inspection but entirely at the viewing parties risk. Our client will not accept liability for any injury caused to anyone inspecting the site.





OFFERS

Our client is open to offers for the site. Dependent upon interest received, a closing date may be set for the receipt of offers. Interested parties are advised to note their interest in the site with the selling agents to be kept advised of any closing date that may be set. Those parties will be advised of arrangements for offering as appropriate.

For further information contact the sole selling agents Savills,

CONTACT

For further information please contact:

Emma Biggin

emma.biggin@savills.com
163 West George St,
Glasgow, G2 2JJ
0141 222 5899
07870 999498

Jamie Doran

jdoran@savills.com
163 West George St,
Glasgow, G2 2JJ
0141 222 5878
07967 555561



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