



FOR SALE

DEVELOPMENT LAND

Development Land, 1 Kelburn Business Park,
Port Glasgow, PA14 6TD

Excellent road links

Within walking distance to Woodhall train station

Approximately 0.50 acres (0.20 hectares)

2 minute drive from Port Glasgow

Offers over £50,000 are invited

LOCATION

The land is situated within a small cluster of industrial buildings known as Kelburn Business Park lying immediately to the south of the A8 dual carriageway (Greenock Road). The site is less than a 5min walk from Woodhall train station and a number of bus stops.

Adjacent to the site is a substantial industrial building recently converted into several smaller units. Nearby occupiers include AMG Group, Blacks of Greenock and Insight Vacations.

The subjects are located just outside Port Glasgow, within the Inverclyde local authority area on the south bank on the Firth of Clyde.

The town lies approximately 4 miles east of Greenock and 24 miles west of Glasgow. Port Glasgow has excellent road links with the A8/M8 linking to Paisley, Glasgow and the wider motorway network.

DESCRIPTION

The subjects comprise an undeveloped parcel of land, largely rectangular, currently bounded by pavements with palisade fencing on one side. The site is currently overgrown but fairly flat.

PRICE

Offers over £50,000 are invited for our client's heritable interest with the benefit of vacant possession.

PLANNING

The property is located within the Local Development plan within a 'Business and Industrial Area' whilst also being designated under a further policy for 'Business and Industrial Development Opportunities.

Further enquiries should be directed to Inverclyde Council on 01475 717171.

VAT

All prices are quoted exclusive of VAT.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred.

VIEWING & FURTHER INFORMATION:

Strictly by contacting the sole selling agents:

Alister Gibson
T: 0141 352 6415
E: alister.gibson@dmhall.co.uk

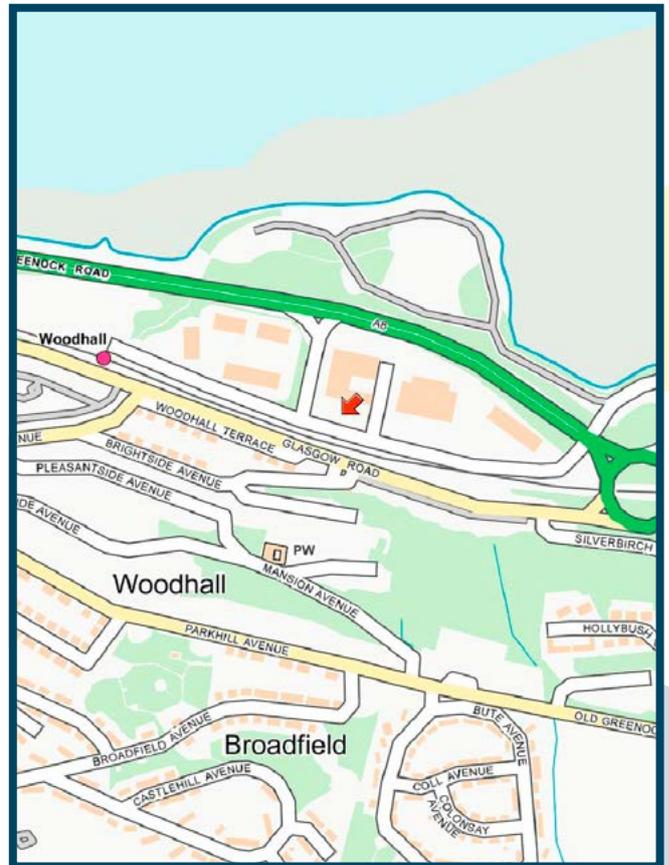
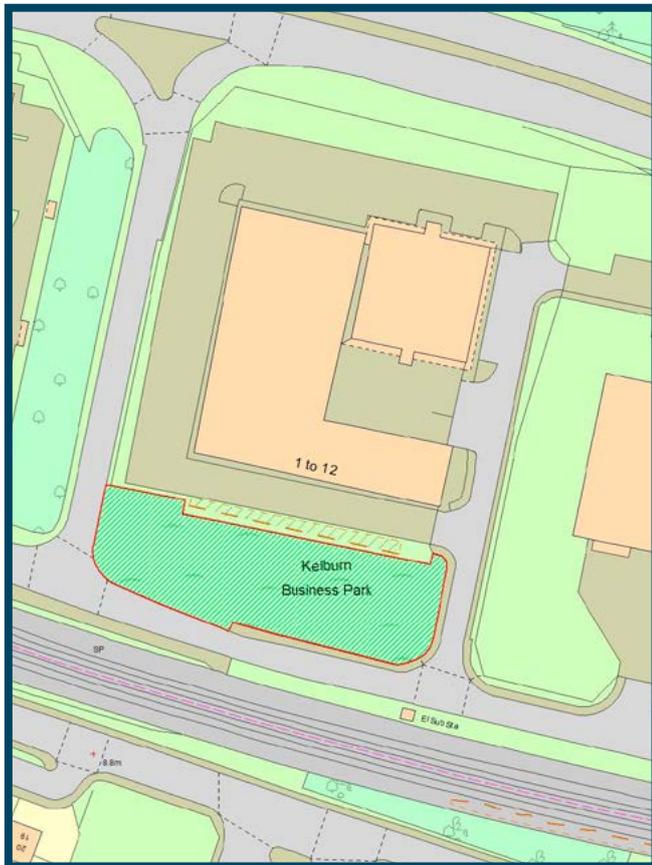
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DATE OF PUBLICATION

January 2019

REFERENCE

WSA1513



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