

# Carsemeadow School

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Quarriers Village



## Development Opportunity Overview

Nestled in the quaint hamlet of Quarriers Village lies an exciting development opportunity with full planning permission, building warrants and building control approved, meaning construction is ready to commence immediately.

The available site spans approximately 0.7 hectares, meticulously cleared and partially prepared to welcome transformative visions. Planning permission has been graciously granted by Inverclyde Council on 7th April 2021 under reference 20/0306/IC for the conceptualisation and development of 9 distinctive dwellinghouses.

## Diverse Architectural Styles

The proposed residential array boasts a variety of five unique house styles, including spacious 4 and 5-bedroom detached properties, along with comfortable 3-bedroom semi-detached homes, all harmoniously arranged in a cul-de-sac layout. Every house is meticulously designed to offer a seamless blend of luxury and comfort, with local authority consents secured and options for the supply of some timber frame kits.

## Location and Connectivity

The site enjoys a strategic location at the heart of Quarriers Village, outside the conservation area, and is enriched by the serene surroundings of the Gryffe River valley, between the affluent villages of Bridge of Weir and Kilmacolm. Quarriers Village benefits from efficient road links to neighboring locales, ensuring effortless access to primary education institutions in Bridge of Weir, Port Glasgow, and Kilmacolm, home to the revered St Columba's School, providing premium education from nursery through secondary levels.

## Access and Proximity

The strategic road links via Bridge of Weir pave the way to the A737 dual carriageway, Glasgow International Airport, and the M8 motorway network, facilitating convenient commutes to Glasgow city centre. The exceptional connectivity coupled with the serene environment makes this site a premium locale for residential development.

**Type A**  
256 m<sup>2</sup>  
Plots 1 & 3



**Type B**  
197 m<sup>2</sup>  
Plots 1 & 3



**Type C**  
166 m<sup>2</sup>  
Plots 9

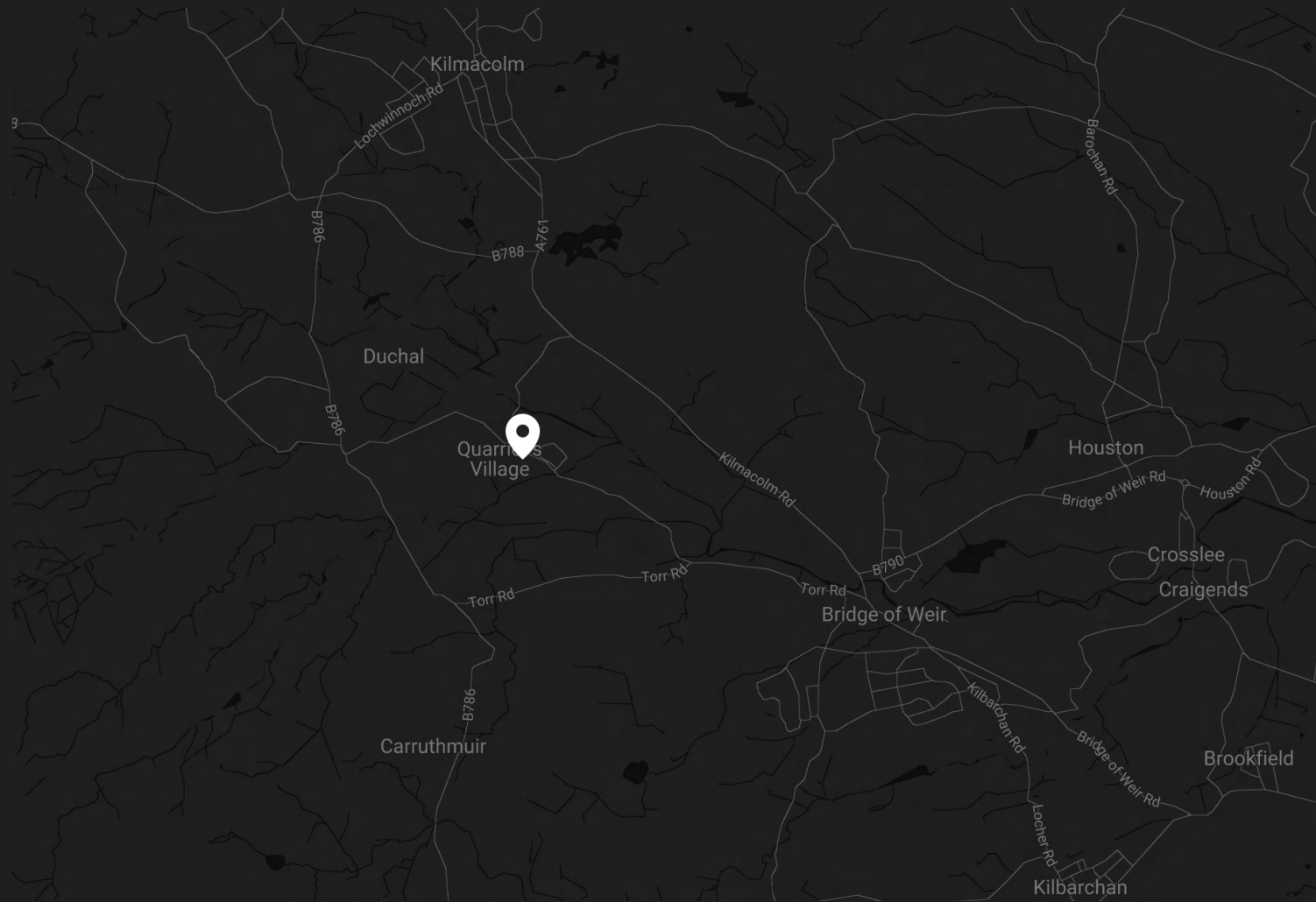


**Type D**  
154 m<sup>2</sup>  
Plots 5 & 6



**Type E**  
96 m<sup>2</sup>  
Plots 7 & 8





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