

For Sale

On the instruction of the Joint
Administrators Mr A S Kendall and Mr S R
Thomas of Moorfields Advisory

Speirfield House
34 Stevenson Street
PAISLEY
PA2 6BP

Development Opportunity

- ◆ Attractive Category B listed building with adjoining modern annexe, extensive grounds and parking.
- ◆ 17,163 sq ft (1,595 sq m) or thereby
- ◆ Offers in the region of £600,000

0141 300 8000
avisonyoung.co.uk/14677



Location

The subject property is located on Stevenson Street, just off Causeyside Street in Paisley town centre, approximately 9 miles west of Glasgow city centre.

The property is in close proximity to a wide variety of local shops, amenities and public transport links including Paisley Canal Railway Station and numerous bus routes. The M8 motorway is within 5 minute drive.

Description

A former nursing home, the subjects comprise a Category B listed mansion house dating back to 1874 with an adjoining modern annexe, extensive grounds and car parking. The property has been vacant for some time however, retains many original features and offers an excellent opportunity for redevelopment.

Accommodation

From information provided to us, we understand the entire property extends to approximately 17,163 sq ft (1,595 sq m).

Opportunity

The property offers an opportunity for refurbishment for use as a care home or college facility or for redevelopment for alternative uses such as residential, subject to receiving the necessary consents.

Terms

We have been instructed to seek offers in the region of £600,000 for the heritable interest in the subjects with the benefit of vacant possession. Our clients preference is for clean offers.

Rates

The subjects are entered in the current Valuation Roll with a rateable value of £35,000.

Interested parties should satisfy themselves in relation to local authority rates or any form of rates relief.

VAT

The position with regards VAT is currently being investigated with HMRC and will be confirmed in due course.

Planning

Spiersfield House is Category B listed and sits immediately adjacent to the Castlehead Conservation Area which is a Victorian suburb made up of large detached villas set in well wooded grounds. The property does not appear to be subject to any specific site allocation within the Local Development Plan. Proposals for a change of use would likely be considered on the basis of the surrounding prevailing land patterns/uses and preservation of character and setting of the listed building and the adjacent conservation area. A Certificate of lawfulness for the proposed use of the property as a residential college was granted in June 2015 with a subsequent planning application approved for the part demolition of the existing two storey extension and erection of a new 3 storey extension in January 2017. Interested parties should satisfy themselves in relation to planning policy by contacting Renfrewshire Council Planning department.

EPC

The property has an EPC rating of "G". A copy of the certificate can be provided on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the purchaser liable for any registration dues and Land & Buildings Transaction Tax.



For further information or an appointment please contact:

Michael Facenna

Tel: 0141 305 6383

Email: Michael.facenna@avisonyoung.com

Avison Young

Sutherland House, 149 St Vincent Street, Glasgow G2 5NW

Avison Young is the trading name of GVA Grimley Limited. © 2019 GVA Grimley Limited

March 2019

Property ref: avisonyoung.co.uk/14677

- (1) Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is) in this brochure is provided on the following conditions:
- (2) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- (3) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of

- their correctness by inspection or otherwise.
- (4) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.
- (5) All prices quoted are exclusive of VAT.
- (6) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.