

An aerial photograph of a city, likely London, showing a river (the River Thames) flowing through the center. The city is densely packed with buildings, including residential blocks and large industrial or commercial structures. The lighting suggests it's either early morning or late afternoon, with long shadows and a warm glow.

**FOR SALE**

**Residential Development Opportunity**

**Ferry Village,**

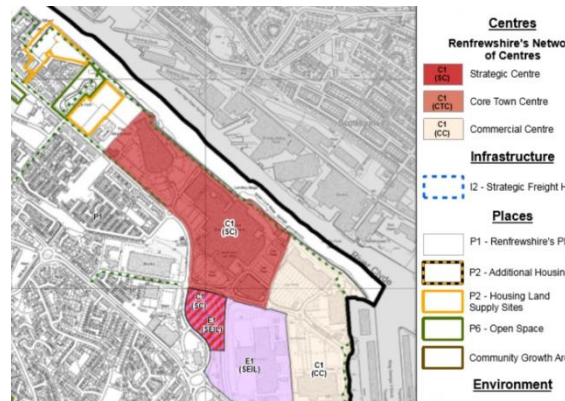
**RENFREW**





## Ferry Village, Renfrew

- 5.634 Ha (13.921 acres) site or thereby
- Suitable for Residential Development
- Strong Transport links and approx 1 mile from Junction 25A of the M8.
- Adjacent to Clyde View Park.
- Adjacent to Soar Braehead with its indoor snow slope and Odeon Cinema.
- In close proximity to schools.
- Excellent retail facilities at nearby intu Braehead shopping Centre.
- In close proximity to the planned new Clyde River crossing from Renfrew to Yoker.
- Conditional & un-conditional bids considered.



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### **Renfrew**

Renfrew is a town situated 3 miles northeast of Paisley and 5 miles west of Glasgow with a population of approximately 22,000.

The town centre has many local shops and facilities along with its A-listed gothic Town Hall and Museum. It is also well served with sport and leisure facilities including Renfrew Victory Baths, Renfrew Leisure Centre and Renfrew Golf Club.

Although, the major industry of Renfrew was historically shipbuilding, further expansion of Renfrew's economy took place in 1938 with the opening of Hillington industrial estate (now named Hillington Park). Renfrew is also home to the engineering company Doosan Babcock (formerly Babcock & Wilcox) and the King George V Dock.

The Renfrew Ferry connects to Yoker on the north bank of the Clyde, with the crossing taking a few minutes. Regeneration of Renfrew Riverside will develop further with the construction of a new opening bridge across the River Clyde and the construction of the Renfrew North Development Road to better link communities and businesses on both sides of the river. Construction is expected to start at the end of 2019 and be completed in 2022.

### **Ferry Village**

Ferry Village is a landmark development comprising approximately 2000 new homes on the south bank of the River Clyde. The development site is adjacent to the Clyde View Park which features fountains, picnic areas, green space and a riverside walkway.

Ferry Village connects Renfrew and Braehead and is approximately 1 mile from Junction 25A of the M8. The area is well served by public transport with direct bus links from intu Braehead Shopping Centre to Glasgow City Centre, Glasgow Airport, Paisley and beyond.

SOAR at Braehead is adjacent to the site and within a 5-minute walk whilst intu Braehead is approximately a 10-minute walk away (1 mile). SOAR offers a range of leisure activities including the UK's longest real snow slope, an Odeon cinema, bowling alley, and a range of restaurants and retail outlets including Nando's; Pizza Express; TGI Fridays; Five Guys; and Evans Cycles.

intu Braehead houses more than 100 stores across its shopping centre including Marks & Spencer; Next; Boots the Chemist; Apple; and Hollister. The retail park adjacent to intu Braehead includes a Sainsbury's, Ikea and Currys/PC world

The area is served by 4 primary schools – St James', Arklestone, Kirklandneuk and Newmains Primary Schools and 2 secondary schools – Trinity and Renfrew High Schools.

### **Technical Information**

An intrusive Site Investigations has been carried out at the site by Waterman. The results will be made available to interested parties in due course. For any additional information contact the selling agents.

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### **Planning**

Currently the south eastern side of the site is located within both the adopted and emerging LDP as designation C1 – Renfrewshire Network of Centres, forming part of Braehead Strategic Centre. Proposals for housing development on this part of the site would be assessed against these aspects of the plan. The introduction of residential development within and adjacent to the strategic centre would represent an appropriate use within the wider mixed- use context.

The remainder of the site on its north western side is without designation, identified as white land. This part of the site is also listed in the Renfrewshire Housing Land Audit 2018 as forming part of the effective housing land supply demonstrating a recognition on the part of the planning authority that this is suitable for residential development.

For further information contact - Gordon Thomson at Lichfields - 0131 285 0670 - [Gordon.thomson@lichfields.uk](mailto:Gordon.thomson@lichfields.uk)

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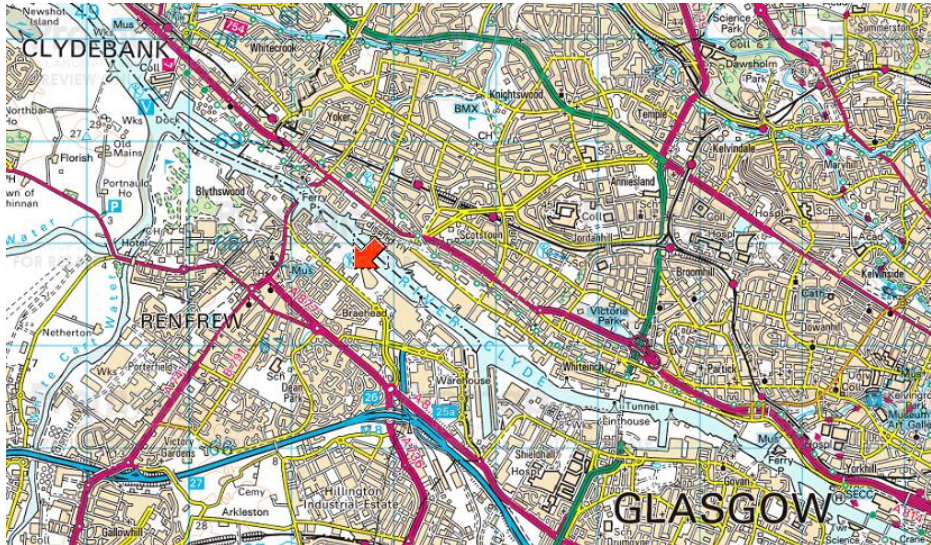


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# Ferry Village, Renfrew



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## Notes of Interest

At this stage into Braehead is willing to be flexible in relation to the structure of sale.

Although preference will be given to clean bids that provide for full payment at the date of entry, consideration will be given to offers that are conditional upon planning and which allow for phased payments.

Notes of interest are therefore invited with a view to setting a closing date for offers in due course.

Notwithstanding the above, the owners reserve the right to sell the land without reference to any other party and no warranties or guarantees are being offered by the owners or their agents. The owners are not bound to accept the highest or indeed any offer submitted.

## Viewing and Further Information

Although the site can be viewed from the highway, detailed inspections are by prior appointment with the agent as per the details below.