

FOR SALE

DEVELOPMENT SITE

EAST LANE, PAISLEY, PA1 1QA



On the instructions of Arnold Clark

Arnold Clark



- ▲ TOTAL SITE AREA: APPROXIMATELY: 4,896 SQ M (1.21 ACRES)
- ▲ RARE PURCHASE OPPORTUNITY IN A DEVELOPING & IMPROVING AREA
- ▲ MAY SUIT RE-DEVELOPMENT: SUBJECT TO PLANNING
- ▲ OFFERS INVITED FOR THE HERITABLE INTEREST IN THE SITE
- ▲ CLEARED LEVEL SITE

Tel: 0141 331 2807
www.shepherd.co.uk

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LOCATION

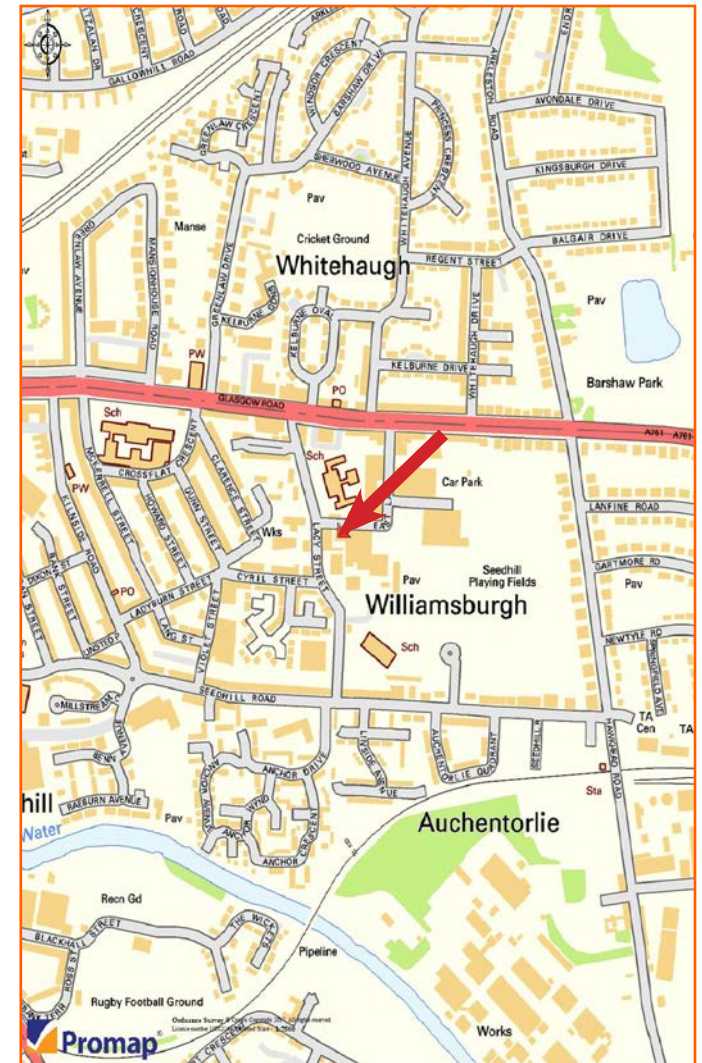
The subjects are situated on the south side of East Lane close to its junction with Lacy Street in the east end of Paisley. The site is situated in close proximity to Glasgow Road in an area of mixed residential and commercial use which has seen extensive redevelopment in recent years. Paisley is Scotland's largest town with a population of approximately 75,000. The town is situated approximately 7.0 miles to the west of Glasgow city centre and is the administrative centre for the surrounding area. The plan opposite illustrates the approximate location of the subjects for information purposes only.

SITE DESCRIPTION/AREA

The site comprise a regular shaped site which is broadly level in nature and is accessed from Glasgow Road (A761) which is a main arterial route connecting Paisley and Glasgow City Centre. The

site was previously utilised as a car showroom however has been recently demolished and the site is ready for redevelopment. The site is situated in a mixed use area of residential and commercial users to include a Tesco Supermarket, Williamsburgh Primary School as well as a number of traditional residential dwellings. The local area has seen the development of new residential dwellings in the immediate area. This site is considered to be an attractive location for residential development.

We calculate that the site area extends to approximately (1.21 Acres). The plan overleaf shows the approximate boundaries of the site. Please note the site has been recently cleared of the previous showroom buildings however the mapping software hasn't updated the site feature.



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PRICE/OFFERS

We are inviting offers for the benefit of the heritable interest in the site.

PLANNING

The site is zoned under E3 Transition Areas. The Renfrewshire Local Development Plan identifies 12 Transition Areas where a range of uses are welcomed. All of these areas have development potential and the successful delivery of development will support local communities and contribute to economic growth. The property may suit alternative uses: including residential redevelopment - subject to all necessary planning consents. It will be incumbent upon any purchaser/tenant to satisfy themselves in this respect.

EPC

N/A.

VAT

Unless otherwise stated, all prices, premiums and rentals are quoted exclusive of VAT.

LEGAL COSTS

The purchaser will be responsible for our client's reasonably incurred legal costs relative to the transaction.

VIEWING/FURTHER INFORMATION

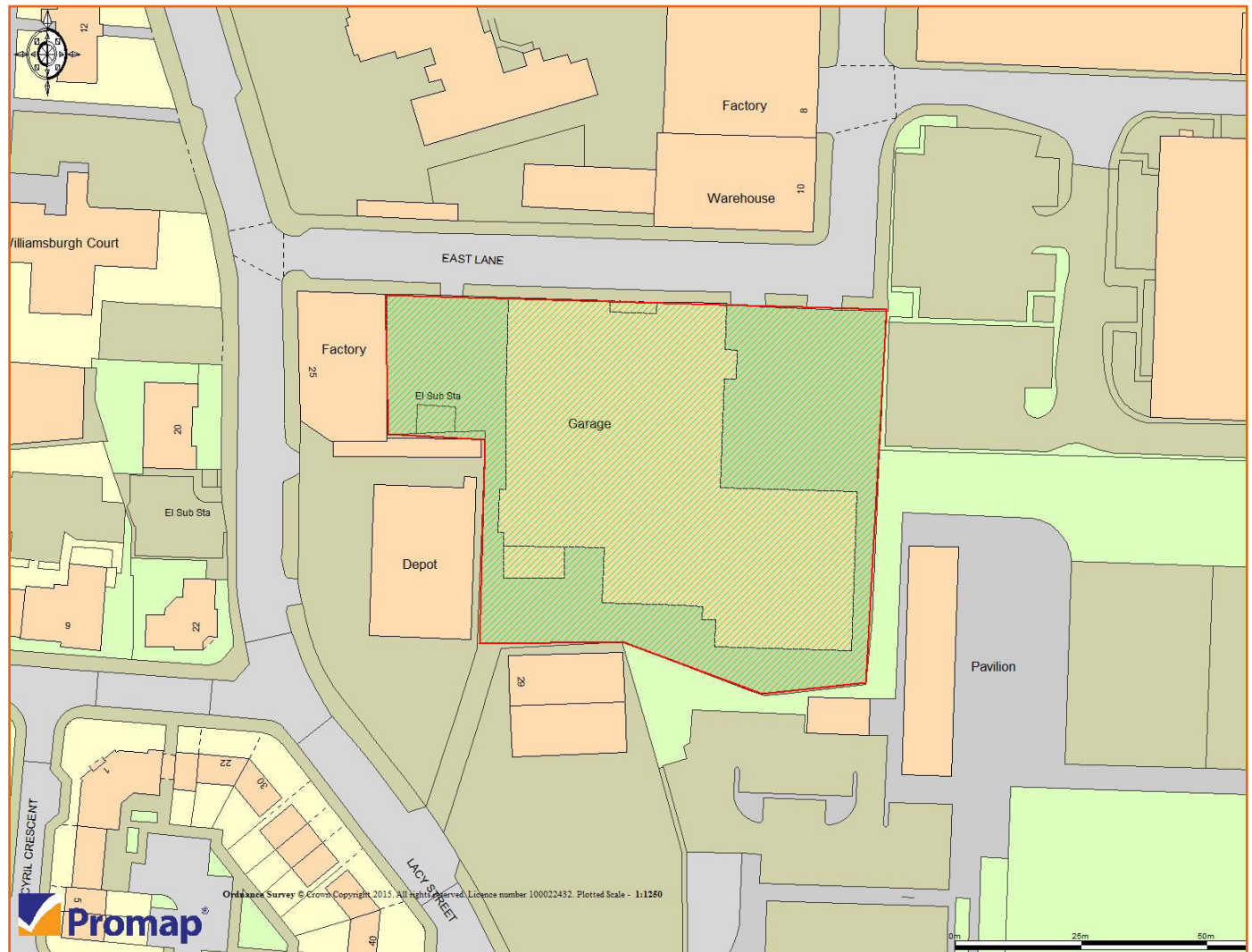
Please contact the Sole Agents

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