



DEVELOPMENT LAND FOR SALE

- > 0.46 ACRE SITE (0.18 HECTARES)
- > FORMALLY COMMERCIAL/INDUSTRIAL USE
- > MAY BE SUITABLE FOR RESIDENTIAL DEVELOPMENT
SUBJECT TO PLANNING
- > CLOSE PROXIMITY TO PAISLEY TOWN CENTRE
- > PRICE - OFFERS INVITED

FOR SALE

LAND ROWAN STREET, PAISLEY, PA2 6RH

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For further information or viewing arrangements please contact the sole agents:

Shepherd Chartered Surveyors 31 Byres Road, Glasgow G11 5RD

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **APRIL 2021**

LOCATION

Paisley lies within the Renfrewshire Council area, around 7 miles west of Glasgow City Centre and approximately 1 mile south of Glasgow International Airport. The town benefits from direct access to the A737/M8 motorway and the A77/M77 motorway, extending on to Scotland's motorway network.

The site itself is positioned on the southern side of Rowan Street, and a short distance to the east of its junction with Neilston Road (B774) and on the southern periphery of Paisley town centre. Surrounding land uses are mixed in nature with a number of industrial/commercial operators located nearby. In more recent years the area has become synonymous with residential development, with a number of flatted housing schemes located on the north side of Rowan Street.

DESCRIPTION

The subjects comprise a vacant fairly regularly shaped site which is relatively flat in nature. The site is partially covered via a concrete slab, with the remainder of the site being part rolled hardcore.

The site is slightly banked to the southern boundary and is partially tree lined. Vehicular access can be obtained directly off Rowan Street.

PLANNING

The site is located within an area identified within the local development plan as an area for potential residential development. The site falls within the Neilston Road Transitional Area covered by Planning Policy E3. Within this policy the following use classes will be considered; residential, business and industrial uses within classes 4, 5 and 6, hotels, residential institutions and educational facilities.

Interested parties should make their own enquiries with the local authority and further information can be found at;

www.renfrewshire.gov.uk

ACCOMODATION

Using Promap Mapping Software, we calculate the site area to extend to circa 0.46 Acres (0.18 Hectares)

RENT/PRICE

We are inviting offers for our client's heritable interest in the site.

SERVICES

We are not aware of any services on site, interested parties should satisfy themselves as to the availability of services within the immediate vicinity.

VAT

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

LEGAL COSTS

Please note that each party is responsible for their own legal costs relative to the sale.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.



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