



- **Situated on the east side of Paisley**
- **Approximately 1 mile from Town Centre**
- **Within an area of mixed use including traditional residential property**
- **Close to Barshaw Park and Kelburne Cricket Club**

RESIDENTIAL DEVELOPMENT OPPORTUNITY | For Sale

6—10 East Lane
Paisley PA1 1QA

LOCATION

The site is located close to Glasgow Road (A761), approximately 1 mile to the east of Paisley Town Centre. The surrounding area is predominantly residential in nature however, there are a number of commercial uses nearby including a Tesco Supermarket, Iceland, Williamsburgh Primary School, motor trade and a number of industrial premises.

DESCRIPTION

The site has been utilised for industrial purposes however, our client intends to clear the site and will grub up foundations before the sale concludes.

The subjects comprise a level and regularly shaped site extending to 0.75 acres.

The site is in an area with a favourable allocation for residential development within the current Local Development Plan. The Policy is the Paisley East End Transition Area covered by Policy E3 which states that “residential will be considered in-principle, as well as uses for retail, restaurants and cafes, offices, storage and distribution, education, nurseries etc”.

Paisley has witnessed a significant rise in residential sales rates in the past 12 months, with various developments close to the Town Centre reporting good sales rates. Our view is that the site has good prospects for residential development.

There is a small electricity transformer on the site extending to 4.5 metres x 4.2 metres and this will require to be retained as part of any redevelopment.

PRICE / OFFERS

Offers are invited for our client’s heritable interest in the subjects with vacant possession.

As a closing date for receipt of offers will be set, it is imperative that all interested parties register their interest in writing with Messrs Ryden, the sole selling agent, in order to receive necessary intimation of any future closing date.

Our client’s preference is to receive unconditional offers but if offers are made conditionally, these must be subject to the payment of a non refundable deposit of 10% of the purchase price, payable upon conclusion of missives, the deposit being a payment towards the final settlement price.

VALUE ADDED TAX / LAND & BUILDINGS TRANSACTION TAX

Unless otherwise stated, all prices, premiums and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchasers must satisfy themselves as to the instance of VAT in respect of any transaction.

The purchaser will be responsible for any Land and Buildings Transaction Tax, Recording Dues and Copy Extracts that are applicable for any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred with an ingoing tenant/purchaser being responsible for any Land & Building Transactions Tax, recording dues and VAT as applicable.

VIEWING / FURTHER INFORMATION

Further information can be viewed or downloaded at:
<http://www.ryden.co.uk/search/property/3440>
or through the sole selling agents:

VIEWING / FURTHER INFORMATION

For further information, please contact the sole letting agents:

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