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Promap
LANDMARK INFORMATION

FOR SALE

Site of The Former Institute Building Maxwellton Street, Paisley PA1 2TZ

- Residential Development Opportunity
- Planning consent for 40 flats recently renewed
- Close to Paisley town centre and Royal Alexandra Hospital
- Excellent road network and public transport links
- 0.461 hectares (1.140 acres)

Commercial Valuation | Agency | Investment Advice
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LOCATION

The development site is located in Paisley, Renfrewshire, a large town located approximately 11 miles from Glasgow City Centre. Paisley itself offers a good range of amenities including local shopping, several supermarkets, a leisure centre and is located a very short distance from Glasgow International Airport which provides links to Europe and the rest of the world. The M8 motorway, which travels through the city, provides access to Edinburgh and the north with the M74, which flanks the southeast of the city centre, providing links to the south. The city has excellent local and national rail/bus links along with its International.

The site is positioned on the western side of Maxwellton Street to the southwest of its junction with Maxwellton Road. It lies less than one mile to the southwest of the town centre and benefits from good transport links with Maxwellton Street forming part of the B775 road which connects with the arterial A726 road in the north. The town benefits from several train stations that provide easy access around the area and to Glasgow. Surrounding properties comprise a mixture of uses and the site is conveniently located close to the University of the West of Scotland and the Royal Alexandra Hospital.

DESCRIPTION

The site available comprises what was originally the Category B Listed Ferguslie Thread Works Half-Time School with associated grounds which was constructed in the 1880's. Following its closure in the early 1920's, the property had several alternative uses including most recently a nightclub, "Institute", before its recent demolition. This has left a large Brownfield site with excellent redevelopment potential being broadly rectangular in shape, measuring approximately 0.461 hectares (1.140 acres) and predominantly level.

The site is bordered by Maxwellton Road to the north, Maxwellton Street to the east, former Paisley Canal to the south and finally a local Council Resource Centre to the west. Physical borders include larger mature trees, stone- built walls and fences to the southern border.

PLANNING

The site currently benefits from full planning permission, which has recently been renewed, for 40 flats contained within two four storey blocks.

Further information regarding the planning application can be found on the Renfrewshire Planning Portal under the reference 17/0456/PP.

The site is covered by the Renfrewshire Local Development Plan which was adopted in December 2021. Under this plan, the site has been designated as a Housing Land Supply Site (Site Reference: RFRF0706).

Considering the size, shape and location of the site, it would also suit a variety of alternative uses subject to planning.

All planning enquiries should be directed towards Renfrewshire Planning Department.

PRICE

Our client is inviting offers for this opportunity. Preference will be given to clean offers and only those with limited suspensive conditions.

OFFERS

In the normal Scottish form addressed to this office.

LEGAL COSTS

Each party to bear their own legal costs.

DATE OF ENTRY

To be mutually agreed.

VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent Allied Surveyors Scotland plc

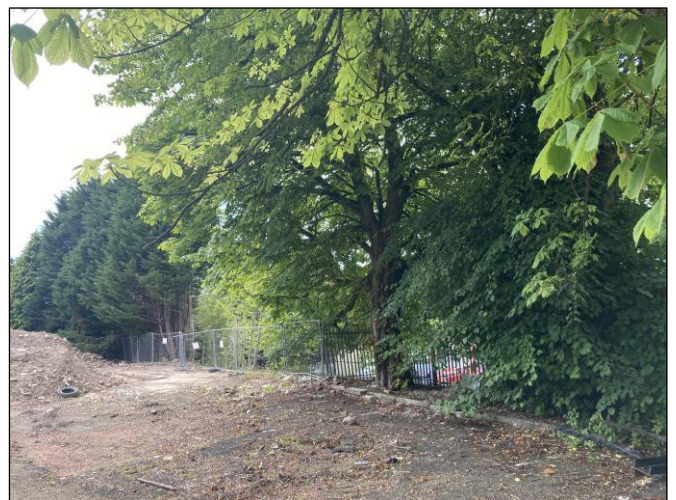
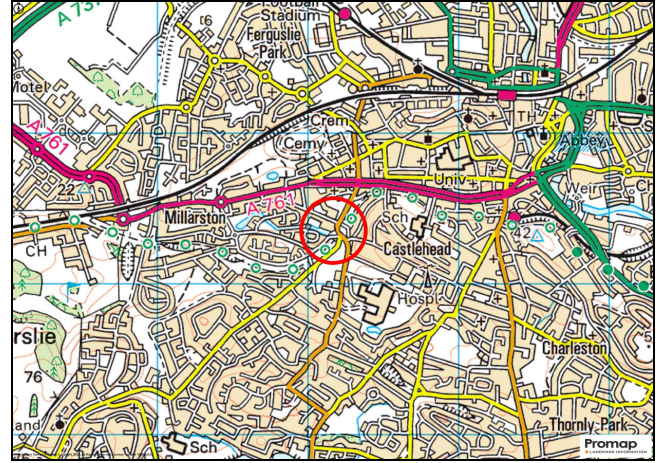
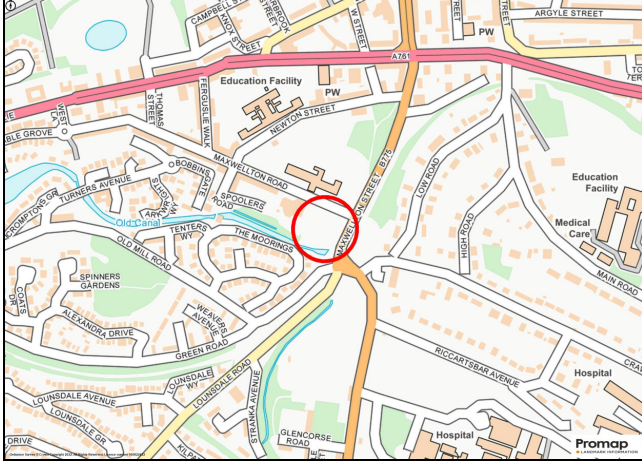
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