

LAND AT BAROCHAN ROAD
HOUSTON, RENFREWSHIRE, PA6 7JB
RESIDENTIAL DEVELOPMENT SITE



Galbraith

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RESIDENTIAL DEVELOPMENT SITE

- Approximately 18.00 acres (7.28 hectares)
- Land with planning application submitted
- Zoned for residential development in Renfrewshire Local Development Plan
- Service connections available nearby
- Indicative capacity for 110 units
- Located in highly desirable village with excellent access to Glasgow
- Direct access from a public highway
- Vacant Possession
- Offers Invited

Galbraith

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 **OnTheMarket**



LOCATION

The land is located on the northern edge of the village of Houston and immediately to the west of Barochan Road. Houston is a popular village approximately 14 miles west of Glasgow and 7 miles from Glasgow Airport.

The village offers a wide range of local amenities including a convenience store with post office, pubs, cafes, a health centre, tennis club, bowling club, primary schooling and the highly regarded Gryffe High School which is one of the best performing state schools in Scotland.

A wider range of services can be found in Paisley approximately 6 miles to the east, including supermarkets, a retail park, banks and leisure facilities.

There are regular bus services from Houston to Glasgow and other nearby towns including Paisley and Renfrew and railway stations in nearby Johnstone and Paisley, with regular services to Glasgow Central Station.

DESCRIPTION

The site is generally level and is located to the west of Barochan Road. The land is currently in agricultural production and bounded to the north south and west by woodland and benefits from direct access off a public road. The site is irregular in shape and extends to approximately 18.00 acres (7.28 hectares).

The former Ravenshaugh kennels occupy the western section of the site and will require to be demolished.

The land is accessed off Barochan Road, which links directly to the centre of the village.

PLANNING

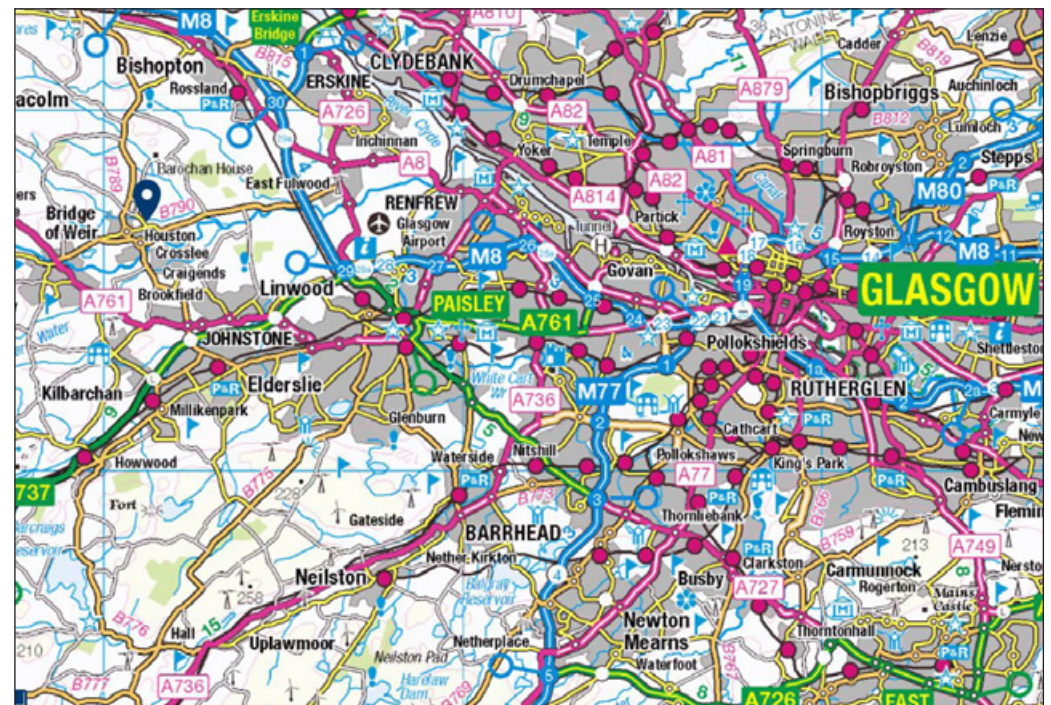
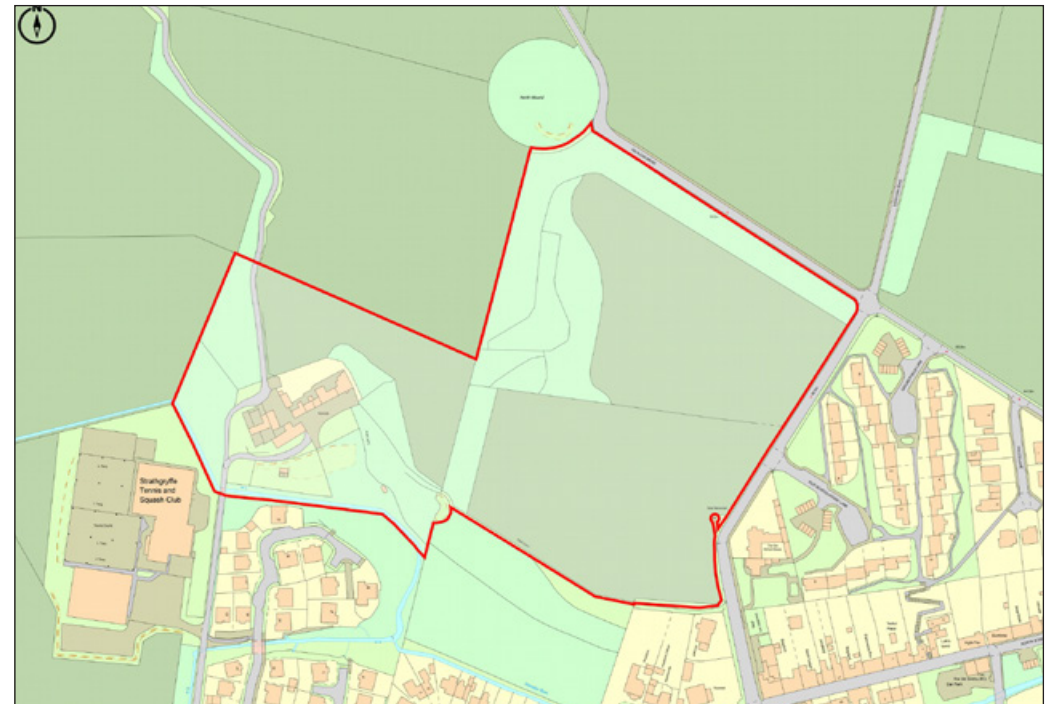
The land is designated in the adopted Renfrewshire Local Development Plan for residential development under ref: LDP2033.

A planning application has been submitted by Stewart Milne Group for residential redevelopment of 84 private houses and 26 affordable homes under ref: 22/0647/PP. The planning application is currently under consideration by Renfrewshire Council Planning Department. Furthermore, a building warrant application has been submitted under ref:22/1058/BW, with approval expected in February 2024.

It is expected that any purchaser will submit their own planning application.

Details of the planning application and technical reports including ground investigation report, flood risk assessment, drainage strategy, ecology reports and transport assessment can be viewed on the Renfrewshire Council Planning Portal or by following the link below.

<https://pl-bs.renfrewshire.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=RI34VUMWJSFO0>



The building warrant application can be viewed by following the link below.

<https://pl-bs.renfrewshire.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Any further planning enquiries can be directed to Renfrewshire Council: 0300 300 0144 or dc@renfrewshire.gov.uk

SERVICES

Mains services are located adjacent to the site. There are two overhead electricity lines that cross the site on a north-south axis and an east-west axis.

Service infrastructure plans can be provided on request.

METHOD OF SALE

Offers are invited for the heritable interest in the site with vacant possession by **12 noon on Wednesday 6th March 2024.**

Offers should be presented in heads of terms format and should include the following minimum information:

- Bidding party name, company name and status
- Headline/Greenfield Price and method of payment
- Minimum Price
- Conditions of purchase
- Proposed use, total unit numbers/total sales area (sq ft /m)/ headline sales prices (sq ft /m) with proposal for overage payments on subsequent uplifts above these baseline figures (optional but bid assessment will allocate a positive score to bids incorporating these provisions)
- Proposed timescales for further due diligence and anticipated key delivery dates for submitting a planning application (if required).
- Anticipated constraints and issues
- Proof of funding
- Requirement for Board approval and other third party approval
- Legal representatives details

A deposit of £150,000 will be paid on the conclusion of missives, the deposit will be non-refundable but deductible from the purchase price.

We recommend that interested parties note their interest in the site in order to be kept informed of any changes to the closing date/timings and to receive any additional pertinent information.

It is expected that interviews will be held with selected bidders. Once a preferred bidder has been selected it is expected that an offer to sell will be issued by our client's solicitor.



LEGAL COSTS

Each party will be responsible for bearing their own legal costs. The purchaser/s will be responsible for LBTT, registration dues and VAT incurred in connection with the transaction.

VAT

The land has been opted to tax and VAT will be payable on the purchase price.

VIEWING AND FURTHER INFORMATION

The site is open and may be viewed without prior appointment, however, parties are asked to give due courtesy to owners of property and to give due consideration to bio security risks and welfare of any livestock present on the subjects.

Parties may view the former kennels at their own risk.

Any enquiries or requests for further information should be directed to the sole selling agents as undernoted.

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SOLICITORS

Turcan Connell
Princes Exchange,
1 Earl Grey St,
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EH3 9EE

Note: Photographs taken January 2024

IMPORTANT NOTES

1 These particulars are intended to give a fair and overall description of the property. If

any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2 Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3 These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4 Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5 Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming; if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6 Third Party Rights and Servitudes The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken in January 2024. 8. Particulars prepared January 2024. 9. The boundary marked on the aerial photograph is for indicative purposes only.