



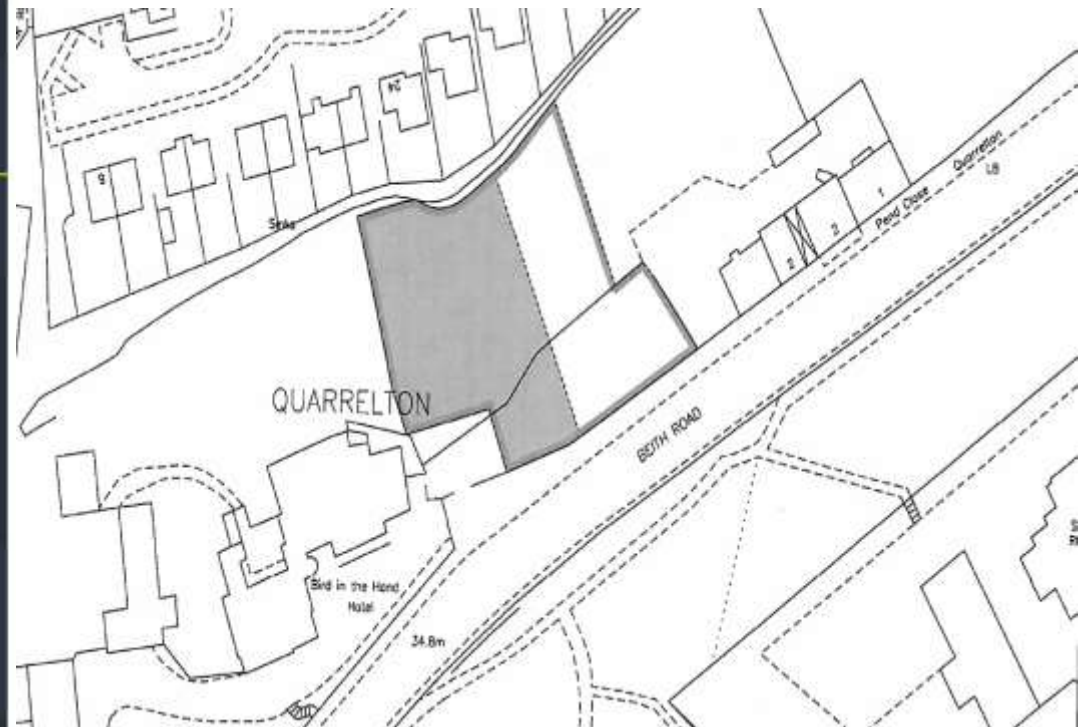
FALCONER
PROPERTY CONSULTANTS

FOR SALE

Development Site, Beith Road,
Johnstone, PA5 8LF

LAND/DEVELOPMENT OPPORTUNITY

- OFFERS OVER £15,000
- 0.5 ACRES
- POTENTIAL FOR REDEVELOPMENT
- PROMINENT ROAD FRONTAGE



LOCATION

Johnstone is a town in the administrative area of Renfrewshire and is 12 miles west of Glasgow city centre and 3 miles from Paisley.

A New Town Hall has recently been developed sitting adjacent to Houstoun Square. The Hub provides a new police station, library, theatre space and conference facilities.

Paisley serves as the administrative centre for the Renfrewshire council area and is the largest town in the historic county of the same name. Paisley is often cited as "Scotland's largest town" and is the fifth largest settlement in the country, although it does not have city status.

The subjects are located on the Northern side of Beith Road between its junctions with Quarrelton Roan and Tower Road.



DESCRIPTION

The subjects comprise a 0.5 acre site fronting on to Beith Road formerly the site of The Bird in the Hand Hotel. We understand that the hotel was formerly constructed on site but was demolished due to extensive fire damage.

The front area of the site is in the main level and rectangular in shape whilst the rear site is sloped and uneven.

PROPOSAL

Offers over £15,000 are invited for the Heritable (freehold) interest.

SITE AREA

We have been provided with a site plan which indicates that the site area extends to approximately:

0.23 hectares/ 0.5 acres

PLANNING

All queries in relation to redevelopment/reconfiguration of the subjects should be addressed to Renfrewshire Council Planning Department.

CLOSING DATE

A closing date may be set and all interested parties should make a note of interest at the offices of the Sole Agent. We reserve the right to sell the property without setting a closing date and we are not obliged to accept the highest or indeed any offer for the sale of the property.

VAT

N/A.



VIEWING AND FURTHER INFORMATION

Strictly by appointment through the Sole Agent:

Sandy Falconer BSc (Hons) MSc MRICS

STIRLING 01786 234 000

PERTH 01738 230 200

EMAIL info@falconerproperty.co.uk

www.falconerproperty.co.uk

Falconer Property Consultants 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 only 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 must satisfy themselves by inspection or otherwise as to the correctness of each of them: (iii) no person in the employment of Falconer Property Consultants 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. Published February 2021.