

For Sale

On the instruction of the Joint Administrators
Mr A S Kendall and Mr S R Thomas of Moorfields
Advisory

Development Opportunity

Spiersfield House
34 Stevenson Street
PAISLEY
PA2 6BP

- Attractive Category B listed building with adjoining modern annexe, extensive grounds and parking
- 17,163 sq ft (1,595 sq m) or thereby.
- Offers in the region of £600,000



Location

The subject property is located on Stevenson Street, just off Causeyside Street in Paisley town centre, approximately 9 miles west of Glasgow city centre.

The property is in close proximity to a wide variety of local shops, amenities and public transport links including Paisley Canal Railway Station and numerous bus routes. The M8 motorway is within 5 minutes drive.

Description

A former nursing home, the subjects comprise a Category B listed mansion house dating back to 1874 with an adjoining modern annexe, extensive grounds and car parking. The property has been vacant for some time however retains many original features and offers an excellent opportunity for redevelopment.

Accommodation

From information provided to us, we understand the entire property extends to approximately 17,163 sq ft (1,595 sq m).

Opportunity

The property offers an opportunity for refurbishment for use as a care home or residential college facility or for redevelopment for alternative uses such as residential, subject to receiving the necessary consents.

Terms

We have been instructed to seek offers in the **region of £600,000 for the heritable interest** in the subjects with the benefit of vacant possession. Our clients preference is for clean offers.

Rates

The subjects are entered in the current Valuation Roll with a rateable value of £35,000. Interested parties should satisfy themselves in relation to local authority rates or any form of rates relief.

Planning

Spiersfield House is Category B listed and sits immediately adjacent to the Castlehead Conservation Area which is a Victorian suburb made up of large detached villas set in well wooded grounds. The property does not appear to be subject to any specific site allocation within the local development plan. Proposals for a change of use would likely be considered on the basis of the surrounding prevailing land patterns/uses and preservation of character and setting of the listed building and the adjacent conservation area.

A Certificate of lawfulness for the proposed use of the property as a residential college was granted in June 2015 with a subsequent planning application approved for the part demolition of the existing two storey extension and erection of a new 3 storey extension in January 2017. This work was never carried out.

Interested parties should satisfy themselves in relation to planning policy by contacting Renfrewshire Council Planning department.

VAT

The position with regards VAT is currently being investigated with HMRC and will be confirmed in due course.

EPC

The property has an EPC rating of 'G'. A copy of the EPC can be provided on request.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction with the purchaser liable for any registration dues and Land & Buildings Transaction Tax.



For further information please contact:

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Property ref

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