

SITE OF FORMER MORTON NURSERY SCHOOL, MILL PLACE LINWOOD

FOR SALE SITE FOR DEVELOPMENT RESIDENTIAL / COMMUNITY USE

Location

The site is located in the heart of Linwood, adjacent to Our Lady of Peace and Woodlands Primary Schools. Upon reaching the roundabout at the junction of the A761 / Bridge of Weir Road / Clippens Road, proceed north along Clippens Road, turning North East into Erskinefauld Road, then South East into Mill Place. A location plan is attached for information.

Description

Extending to 0.1612 hectares (0.4 acres) or thereby, the site has been cleared following demolition of the previously occupying premises. The site is generally level within its boundaries. The site was formerly occupied by Morton Nursery School prior to its demolition in May 2009. A site layout plan is attached for information showing the extent of ownership.

Planning

The site is generally covered by Policy H1 – General Housing Policy and Policy H7 – Criteria for New Residential Development of the Renfrewshire Local Plan. The site was formerly used as a Nursery School and it is envisaged that replication of this or other community use could be considered also. Planning Guidelines are attached, but interested parties may wish to contact the Policy and Regeneration Section of Development and Housing Services (Jamie Mackie: 0141 618 7841) should they require to discuss their proposals in greater detail.

It is necessary for offerors to provide an indicative development proposal with their offer detailing layouts, heights, finishes, landscaping etc. (4 copies of each). The Council reserves the right to discount any offers received that do not contain the required information.

Services

Main services are understood to be available in the vicinity. However, the Council does not guarantee the adequacy of services and prospective purchasers are advised to satisfy themselves as to the provision, location and condition of all services. It is known however that there is a mains gas pipe which runs through part of the site, as shown on the site layout plan on an indicative basis only, subject to actual identification and location on site.

Contamination

An Environmental Information Report is attached for reference purposes. The report does not highlight any specific issues concerning the site.

Title

Any prospective purchaser requiring to examine the Council's titles to the subjects should note that they are available for inspection subject to prior arrangement at the offices of: Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley (Gaynor Hamilton: 0141 618 7166).

Further Information

For further information, please contact:

Renfrewshire Council

Asset & Estates Section
Chief Executive's Services
Renfrewshire House
Cotton Street
Paisley PA1 1JD
Tel: 0300 300 0221
E-mail: estates.hps@renfrewshire.gov.uk
Internet: www.renfrewshire.gov.uk

Offers

Offers are invited for the site.

Any party wishing to register an interest in the possible acquisition of the subjects should observe the directions outlined in the "Instructions to Offerors" section of these particulars.

A closing date for offers has been set for 12 NOON MONDAY 25TH OCTOBER 2021.

Viewing

Interested parties are free to conduct viewings of the site at any time. All parties viewing should note that they enter the site at their own risk and undertake to free and relieve Renfrewshire Council of any claim arising from entry to the site.

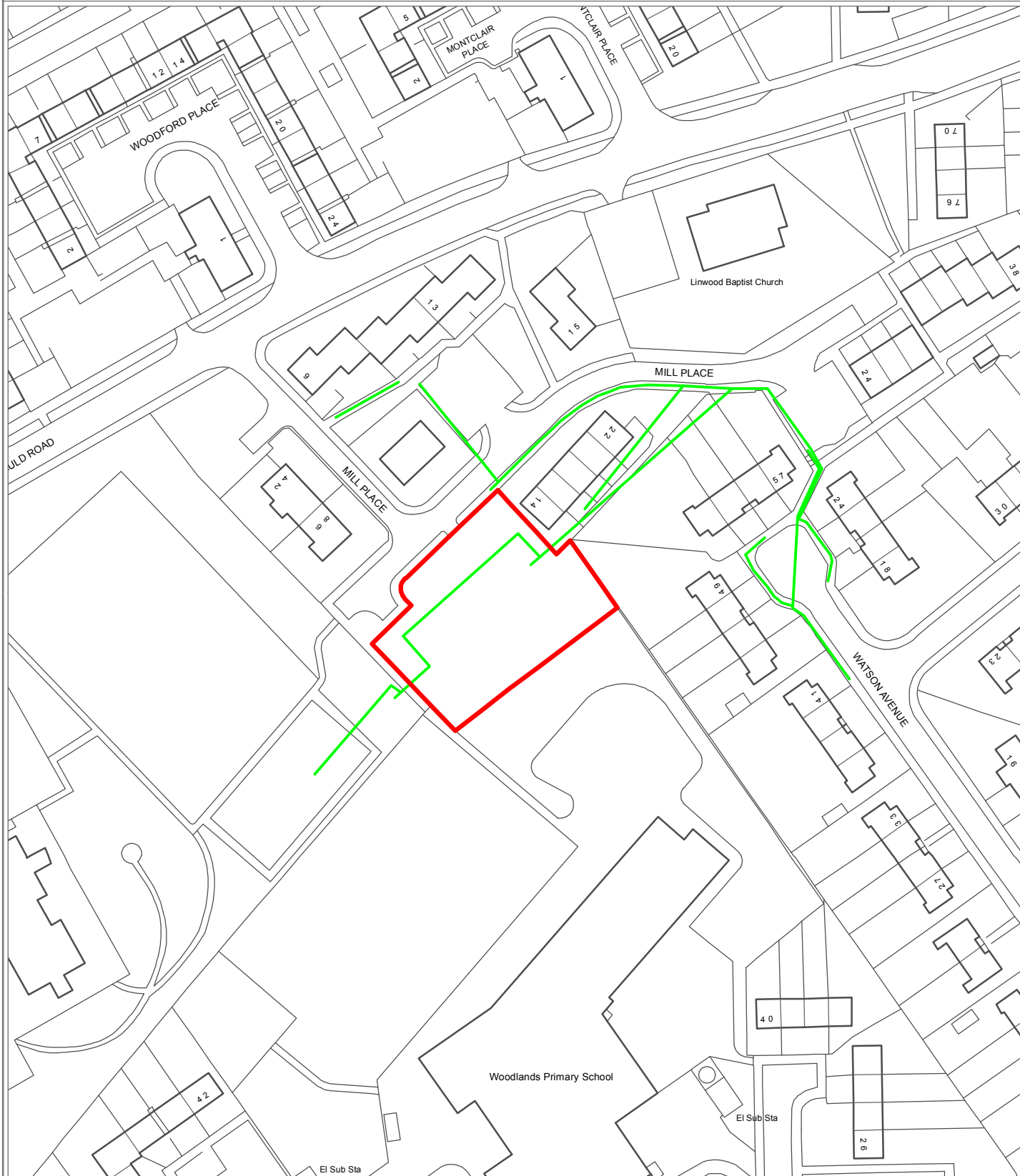
Special Note

Should you be registered disabled or class yourself as disabled, please advise if you have any special requirements or require these particulars in a different format by telephoning 0300 300 0221.



User: hocameronc1

Date: 28/01/2014



Area extends to 1612 sqm or thereby

Approximate location of gas mains



Morton Nursery, Linwood - Development Site

Planning Guidelines

1.0 Introduction

- 1.1 Renfrewshire Council intend to dispose of 0.16ha of land at Mill Place, Linwood (see plan) for the construction of housing. This document looks to provide guidance to potential developers in relation to the planning considerations that should be addressed.

2.0 Planning Policy Context

- 2.1 The site is not covered by any site-specific policies in the Renfrewshire Local Plan, but the following general policies:

- a) Policy H1 - General Housing Policy site
- b) Policy H7 - Criteria for New Residential Development

3.0 Development Potential

- 3.1 It is considered that the site is suitable for general housing.
- 3.2 While there is no specific density requirement, the most important considerations in the design and layout will be the relationship to the surrounding housing.
- 3.3 In this respect it is considered that the area could accommodate some 7 terraced units although a higher gross density may be achieved depending on the type, design, layout and mix of housing provision.

4.0 Design Considerations

- 4.1 Renfrewshire Council considers design to be a material consideration in determining planning applications. The design of new developments should consider density, scale, proportions and materials and accommodate these within the landscape setting, local characteristics and layout of surrounding streets.
- 4.2 Policy H7 of the Renfrewshire Local Plan sets design criteria for all new housing within the Council area. However in relation to the Morton Nursery site the following design issues should be considered in any development proposal:
 - the design and layout should give full consideration to security, taking into account the general principles set out in Planning Advice Note 77 'Designing Safer Places'.
 - Housing units should be pitch roofed with a slate or concrete tile finish. Mono-pitch roofs with a variation in roof planes would be considered acceptable and in keeping with existing house designs in this area of Linwood.
 - External finishes should be smooth or roughcast render, with a means of visual separation between units.
 - Windows and doorways should be recessed to create visual interest.
 - Boundary treatment on the western edge of the site should mainly consist of a 1.8 metre fence.

- All units should have a minimum distance of 18 metres between the opposing windows of habitable rooms and 4 metres between adjacent gable walls. However, innovative designs and layouts which vary from this requirement will be assessed on their merits taking into account the nature of the house types and privacy requirements of the occupants.
- Gable ends fronting roads will not generally be considered acceptable.

5.0 Access and Parking

- 5.1 All parking and servicing should be accommodated within the site. The design, specification and construction of all roads, footways, footpaths and parking areas should be in accordance with the 1986 'Guidelines for Development Roads' and the requirements of the Council as Roads Authority.

6.0 Sustainable Development

- 6.1 The development should meet the Council's core aim of promoting sustainable development through the use of sustainable materials, construction techniques and ensuring energy efficiency. A statement on how the proposals meet these aims should be incorporated into the submission.

7.0 Landscaping and Open Space

- 7.1 The developer will be required to submit a survey, report and specific proposals to safeguard, enhance or replace the existing trees, both during and after the period of construction
- 7.2 The developer is required to ensure that a maintenance regime is put in place for all open space and landscaped areas within the development.

8.0 Services

- 8.1 It will be the responsibility of the developer to establish the location and adequacy or otherwise of existing or proposed services.
- 8.2 Renfrewshire Council as landowner and Planning Authority require that all services within the development site should be underground.
- 8.3 The developer will be responsible to ensure that all services including drainage will be provided in accordance with the requirements, current practices and procedures of the relevant service organisations.
- 8.4 The site will require to be drained on a separate system with SUDS with the surface water discharging to the surface water sewers within or adjacent to the site.
- 8.5 A Drainage Impact Assessment will be required as part of the development process and a hydraulic modelling exercise of the sewer network. Similarly a water supply network study will be required in co-operation with Scottish Water.

9.0 Ground Conditions

- 9.1 It is the responsibility of any developer to satisfy themselves that the ground conditions are adequate for the development proposed. Subject to agreement and reinstatement, developers may be permitted early access to undertake any necessary ground condition and/or mineral surveys as part of their development proposals.
- 9.2 While it is unlikely that there will be any issues associated with landfill gas the developer will be required to investigate the site in accordance with the methodology set out in British Standard BS 10175:2001.

10.0 Required Submission

- 10.1 Four copies of a 1:250 scale layout plan of the site showing building layout, surface finishes, storey heights, roads and footways/footpaths, parking, initial drainage and flood prevention or surface water attenuation proposals, landscaping and proposed boundary treatments to at least a sketch or conceptual level. One set of plans should be reduced to A3 or A4 size; and
- 10.2 A brief written description of the proposed scheme stating clearly the number and type of units to be provided with a statement on the proposed approach to the project, ensuring compliance with the Brief particularly in respect to the design.

MEMORANDUM

Department of Community Resources
Director: Shona I MacDougall



Tel: 0141 618 7574 Fax: 0141 618 7500
My Ref: EIR Former Morton Nursery School, Linwood
Your Ref:
Ask For Dr Robert Muir
Date: 03 February 2014

To: Development & Housing Services
Renfrewshire House
Renfrewshire Council

FAO John Mitchell Asset & Estates Surveyor

From: Director of Community Resources

Renfrewshire Council, Environmental Information Report, Former Morton Nursery School, Linwood.

I advise you as follows with regard to the environmental enquiries you made concerning the former Morton Nursery School, Linwood. This response is made in regard to a buffering zone of 250m around the area identified in your enquiry and refers to Environmental Legislation related to Part II A of the Environmental Protection Act 1990.

1. This Department has no known records of Environmental Reports relating to this property.

Information received from the Seller's Environmental Services is enclosed herewith or will be exhibited to the Purchaser prior to settlement, in which latter case the Purchaser will have seven days from the receipt of the same to consider its terms following which he will be deemed to have accepted the position as contained therein. The subjects do not appear on the Seller's Contaminated Land Register. So far as the Seller is aware, there are no other contamination matters affecting the subjects, although no warranty is given. The Purchaser accepts that the subjects are being sold "with information" in terms of Part IIA of the Environmental Protection Act 1990. The Purchaser has elected to carry out his own soil and site surveys of the subjects and, as such, the Purchaser shall indemnify the Seller in respect of all and any actions, losses, damages, liabilities, charges, claims, costs and expenses which may be paid,



incurred, suffered or sustained by the Seller arising directly or indirectly out of or in connection with the presence of any natural or artificial substance capable of causing harm to the environment and/or harm to the health of any living organisms or other interference with the ecological systems of which they form part and in the case of humans including offence caused to any of the senses or harm to the property in, on or under the subjects or migrating to or from the subjects, whether the actions, losses, damages, liabilities, charges, claims, costs and expenses arise under any Environmental Law, (being any laws, regulations, directives, statutes, subordinate legislation, rules of common law and generally all international EU, national and local laws and all judgements, orders, instructions, decisions, guidance, codes of practice and other lawful statements of any person or body having regulatory authority under any Environmental Law applying from time to time in relation to the subjects in respect of human health and safety, pollution of or protection of the environment or emissions, discharges, releases or escapes into the environment of hazardous substances or the production, processing, treatment, storage, transport or disposal of hazardous substances having the force of law) or otherwise.

2. No Environmental Proceedings are or have been instituted by this Department under the Environmental Law with regard to this property.
3. This Department is not aware of any breach or potential breach of Environmental Law that is enforced by the Environmental Services Department of Renfrewshire Council with regard to this property or any operations carried out thereon.
4. The area identified in your enquiry has not been registered as contaminated land under Part II A of the Environmental Protection Act 1990.
5. There are no known contamination issues associated with the site. There are known potential contamination issues with land within the 250m buffering zone around the area identified in your enquiry.

I trust that the above information is of assistance as regards your enquiry.

Should you require any further advice concerning any of these matters please contact myself at the above telephone extension number.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Robert Muir', written in a cursive style.

Dr Robert Muir
Specialist Contaminated Land Officer

Past Land Uses

(For more detailed industry profiles please compare DoE Class with attached list)

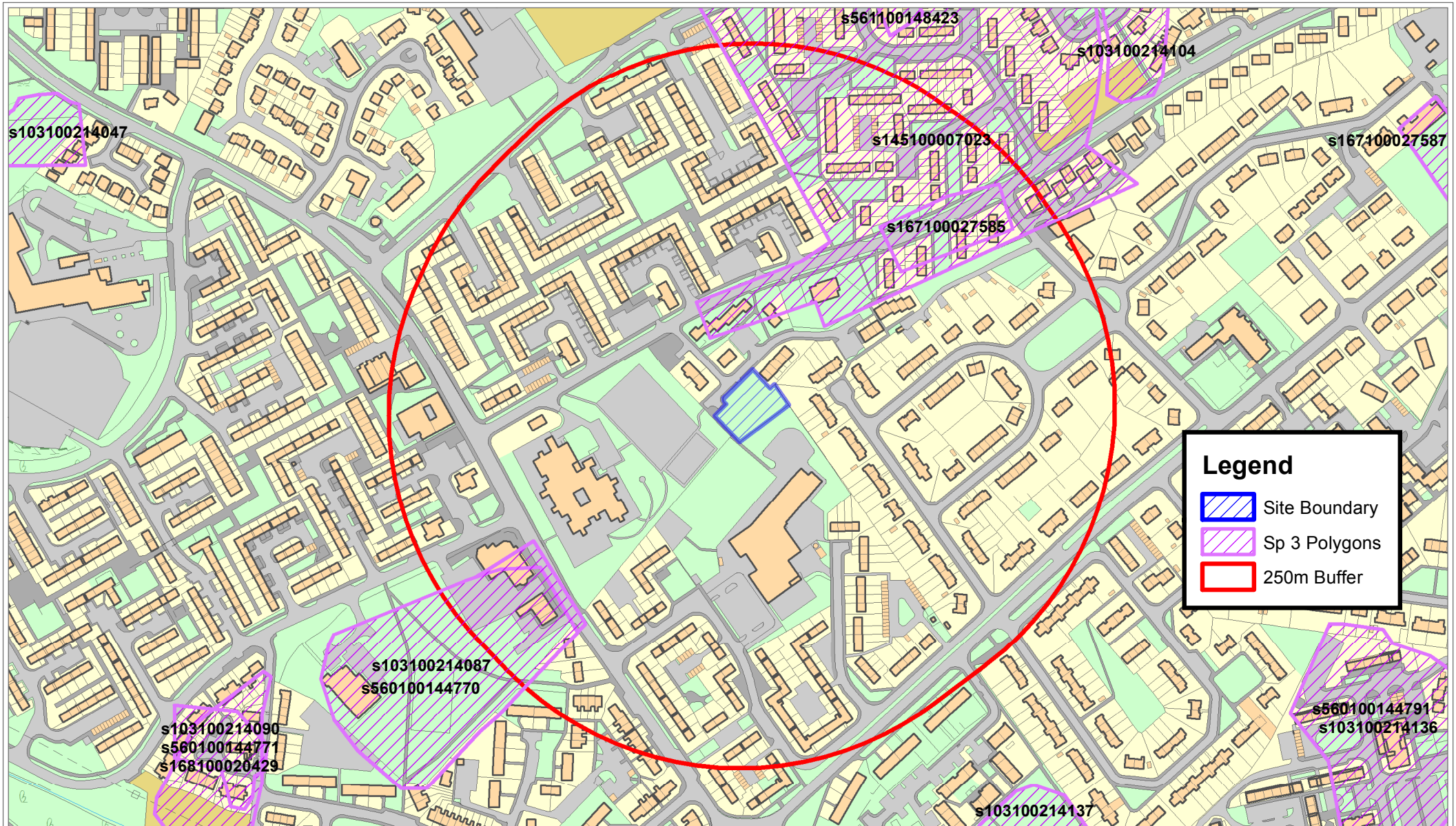
GIS Ref	DoE Class	Year	Risk	Description of Process
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See map 1

s103100214087	C2B	1898	HIGH	Mining & quarrying general
s560100144770	C15C	1957	HIGH	Unknown Filled Ground (Pond, marsh, river, stream,dock etc)
s167100027585	C8	1938	MEDIUM	Factory or works - use not specified
s145100007023	C4B	1898	HIGH	Metal casting/foundries

See map 2

Woodlands Sc				Remediation ~ No Capping Layer, Gas Measures
s103100214107	C2B	1938	HIGH	Mineral railway
s103100214106	C2B	1938	HIGH	Mineral railway
s103100214096	C2B	1938	HIGH	Mineral railway
J Kennedy & Co		1970		Gas Freed 1970 (1x1000 gallon)



Legend

-  Site Boundary
-  Sp 3 Polygons
-  250m Buffer



Renfrewshire
Council

Morton Nursery School, Linwood Map 1

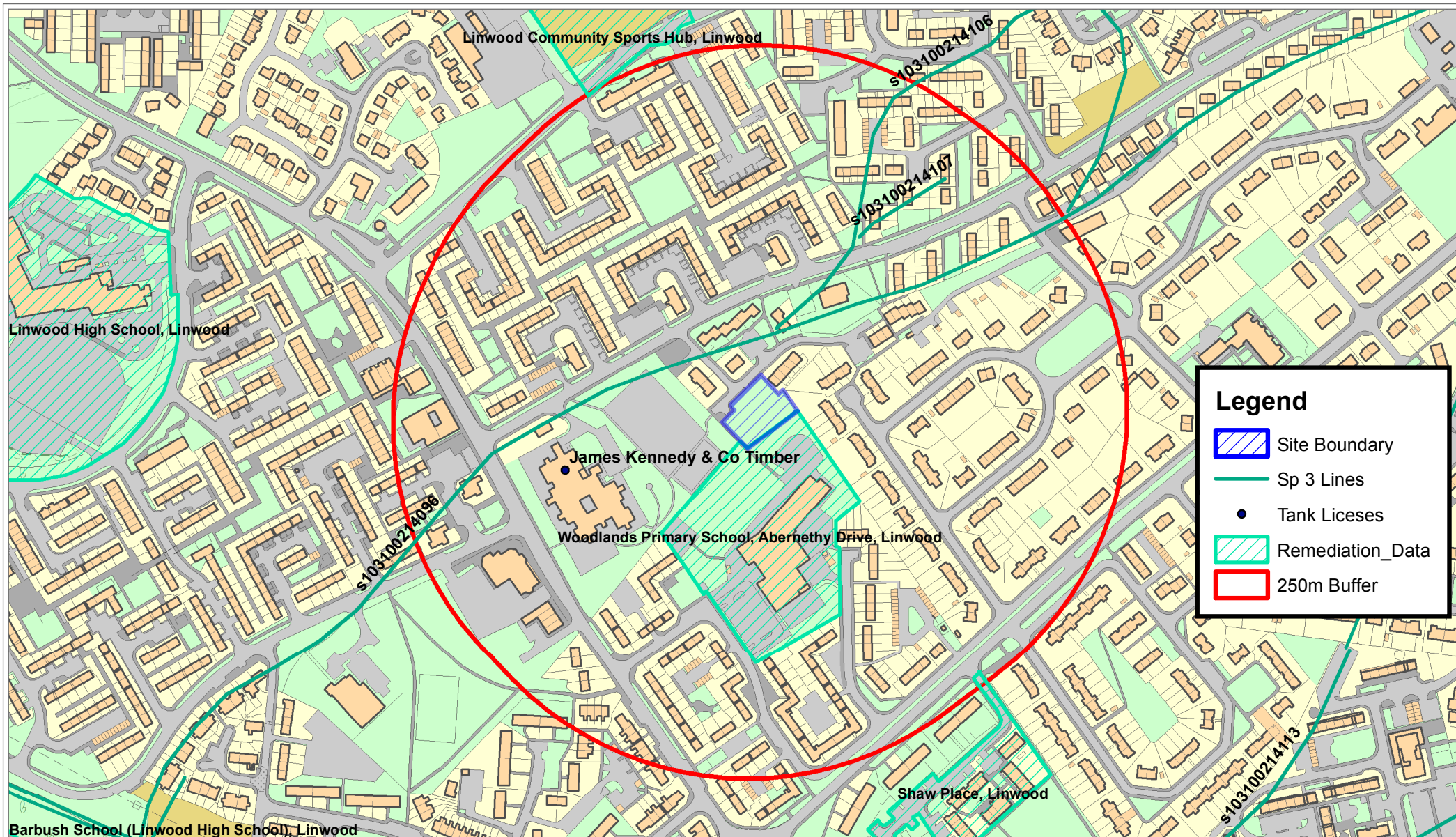


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Notes:

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DoE Classification of Contaminating Industries

The following classification of contaminating industries is outlined in the DoE Consultation Paper 'Public Registers of Land which may be Contaminated' May 1991:

C15C

Risk High

Category Waste Disposal

Description Treating, keeping, depositing or disposing of waste, including scrap (to include infilled canal basins, docks or river courses).

Profile Landfills and other waste treatment and disposal sites; scrap yards; waste recycling, treatment and disposal sites; drum and tank cleaning and recycling plants; hazardous waste treatment or waste disposal sites; metal recycling; solvent recovery works.

C2B

Risk High

Category Extractive Industry

Description Extracting, handling and storage of ores and their constituents

Profile Mineral workings; mineral processing works.

C4B

Risk High

Category Production of Metals

Description Heating, melting or casting metals as part of an intermediate or final manufacturing process (including annealing, tempering or similar processes).

Profile Metal processing; heavy engineering; miscellaneous (high street) trades.

C8

Risk High to Low

Category Engineering and Manufacturing Processes

Description Details not specified

Profile Details not specified

DoE Classification of Contaminating Industries

The following classification of contaminating industries is outlined in the DoE Consultation Paper 'Public Registers of Land which may be Contaminated' May 1991:

C1

<i>Risk</i>	N/A
<i>Category</i>	Agriculture
<i>Description</i>	Details not specified
<i>Profile</i>	Details not specified

C10

<i>Risk</i>	High to Low
<i>Category</i>	Paper, Pulp and Printing Industry
<i>Description</i>	Details not specified
<i>Profile</i>	Details not specified

C10A

<i>Risk</i>	High to Low
<i>Category</i>	Paper, Pulp and Printing Industry
<i>Description</i>	Making of paper pulp, paper or board, or paper or board products, including printing or de-inking
<i>Profile</i>	Pulp and paper manufacturing works; printing works; miscellaneous (high street) trades.

C11

<i>Risk</i>	High
<i>Category</i>	Timber and Timber Products Industry
<i>Description</i>	Details not specified
<i>Profile</i>	Details not specified

C11A

<i>Risk</i>	High
<i>Category</i>	Timber and Timber Products Industry
<i>Description</i>	Chemical treatment and coating of timber and timber products
<i>Profile</i>	Timber treatment works; miscellaneous (high street) trades; timber products manufacturing.

C12

<i>Risk</i>	High to Moderate
<i>Category</i>	Textile Industry
<i>Description</i>	Details not specified
<i>Profile</i>	Details not specified

C12A

<i>Risk</i>	High to Moderate
<i>Category</i>	Textile Industry
<i>Description</i>	Tanning, dressing, fell mongering or other process for preparing, treating or working leather.
<i>Profile</i>	Animal processing works; miscellaneous (high street) trades.

C12B

<i>Risk</i>	Moderate
<i>Category</i>	Textile Industry
<i>Description</i>	Fulling, bleaching, dyeing or finishing fabrics or fibres.
<i>Profile</i>	Textile works and dye works; miscellaneous (high street) trades.

C13

<i>Risk</i>	High to Moderate
<i>Category</i>	Rubber Industry
<i>Description</i>	Details not specified
<i>Profile</i>	Details not specified

C13A

Risk High to Moderate

Category Rubber Industry

Description Processing of natural or synthetic rubber (including tyre manufacture or retreading).

Profile Chemical works; fine chemicals manufacturing works; rubber processing works (including works manufacturing tyres or other rubber products).

C14

Risk Moderate

Category Infrastructure

Description Details not specified

Profile Details not specified

C14A

Risk Moderate

Category Infrastructure

Description Marshalling, dismantling, repairing or maintenance of railway rolling stock.

Profile Heavy engineering; dockyards and dockland; railway land; engineering works; railway engineering works.

C14B

Risk Moderate

Category Infrastructure

Description Dismantling, repairing or maintenance of marine vessels, including hovercraft.

Profile Shipbuilding, repair and shipbreaking (including naval shipyards); dockyards and dockland.

C14C

Risk Moderate

Category Infrastructure

Description Dismantling, repairing or maintenance of road transport or road haulage; Garages and filling stations.

Profile Road vehicle fuelling, service and repair, garages and filling stations; transport and haulage centres.

C14D

<i>Risk</i>	Moderate
<i>Category</i>	Infrastructure
<i>Description</i>	Dismantling, repairing or maintenance of air or space transport systems.
<i>Profile</i>	Transport: air and space, cargo and handling and transport support.

C15

<i>Risk</i>	High
<i>Category</i>	Waste Disposal
<i>Description</i>	Details not specified
<i>Profile</i>	Details not specified

C15A

<i>Risk</i>	High
<i>Category</i>	Waste Disposal
<i>Description</i>	Treating of sewage or other effluent.
<i>Profile</i>	Sewage works and sewage farms.

C15C

<i>Risk</i>	High
<i>Category</i>	Waste Disposal
<i>Description</i>	Treating, keeping, depositing or disposing of waste, including scrap (to include infilled canal basins, docks or river courses).
<i>Profile</i>	Landfills and other waste treatment and disposal sites; scrap yards; waste recycling, treatment and disposal sites; drum and tank cleaning and recycling plants; hazardous waste treatment or waste disposal sites; metal recycling; solvent recovery works.

C16

<i>Risk</i>	High to Low
<i>Category</i>	Miscellaneous
<i>Description</i>	Details not specified
<i>Profile</i>	Details not specified

C16A

Risk High to Moderate

Category Miscellaneous

Description Premises housing dry cleaning operations.

Profile Miscellaneous (high street) trades; profile of miscellaneous industries.

C16B

Risk High to Moderate

Category Miscellaneous

Description Laboratories for educational or research purposes.

Profile Research laboratories; miscellaneous (high street) trades.

C2

Risk High

Category Extractive Industry

Description Details not specified

Profile Details not specified

C2A

Risk High

Category Extractive Industry

Description Extracting, handling and storage of carbonaceous materials such as coal, lignite, petroleum, natural gas, or bituminous shale (not including the underground workings)

Profile Coal mines and coal preparation plant; petrochemicals; oil refineries and bulk storage of crude oil and petroleum products.

C2B

Risk High

Category Extractive Industry

Description Extracting, handling and storage of ores and their constituents

Profile Mineral workings; mineral processing works.

C3

Risk	High
Category	Energy Industry
Description	Details not specified
Profile	Details not specified

C3A

Risk	High
Category	Energy Industry
Description	Producing gas from coal, lignite, oil or other carbonaceous material other than waste
Profile	Gas works, coke works and other coal carbonisation plants; oil refineries and bulk storage of crude oil and petroleum products.

C3E

Risk	High
Category	Energy Industry
Description	Electricity and Sub-station
Profile	Engineering works; electrical and electronic equipment manufacturing works (including works manufacturing equipment containing PCBs); power stations.

C4

Risk	High to Moderate
Category	Production of Materials
Description	Details not specified
Profile	Details not specified

C4B

Risk	High
Category	Production of Metals
Description	Heating, melting or casting metals as part of an intermediate or final manufacturing process (including annealing, tempering or similar processes).
Profile	Metal processing; heavy engineering; miscellaneous (high street) trades.

C4C

Risk High to Moderate

Category Production of Metals

Description Old forming processes (including pressing, rolling, extracting, stamping, forming or similar processes).

Profile Metal processing; heavy engineering; shipbuilding, repair and ship breaking (including naval shipyards).

C5

Risk High to Moderate

Category Production of Non-metals and their Products

Description Details not specified

Profile Details not specified

C5C

Risk Moderate

Category Production of Non-metals and their Products

Description Cement, lime and gypsum manufacture, brick works and associated processes.

Profile Mineral Processing Works

C6

Risk High to Moderate

Category Glass Making and Ceramics

Description Details not specified

Profile Details not specified

C7

Risk High to Moderate

Category Production and use of Chemicals

Description Details not specified

Profile Details not specified

C7A

Risk High to Moderate

Category Production and Use of Chemicals

Description Production refining, recovery or storage of petroleum or petrochemicals, or their by-products, including tar and bitumen processes and manufacture of asphalt.

Profile Oil refineries and bulk storage of crude oil and petroleum products; mineral processing works; waste recycling, treatment and disposal sites; drum and tank clearing and recycling plants.

C7B

Risk High to Moderate

Category Production and Use of Chemicals

Description Production, refining and bulk storage of organic or inorganic chemicals, including fertilisers, pesticides, pharmaceuticals, soaps, detergents, cosmetics, toiletries, dyestuffs, inks, paints, fireworks, pyrotechnic materials or recovered chemicals.

Profile Chemical works - Manufacture of coatings, cosmetics, disinfectants, fertiliser, propellants, pyrotechnics, adhesives, roofing felt, organic and inorganic chemicals, pesticides, soap, detergent, dye and pharmaceuticals.

C8

Risk High to Low

Category Engineering and Manufacturing Processes

Description Details not specified

Profile Details not specified

C8A

Risk Moderate

Category Engineering and Manufacturing Processes

Description Manufacture of metal goods, including mechanical engineering, industrial plant or steel works, motor vehicles, ships, railway or tramway vehicles, aircraft, aerospace equipment or similar equipment.

Profile Engineering works, mechanical and engineering and ordnance works; vehicle manufacturing; aircraft manufacturing and works, shipbuilding repair and shipbreaking (including naval shipyards); railway engineering works; heavy engineering works.

C8B

Risk High to Moderate

Category Engineering and Manufacturing Processes

Description Storage, manufacture or testing of explosives, propellants, ordnance, small arms or ammunition.

Profile Chemical works; explosives, propellants and pyrotechnics manufacturing works.

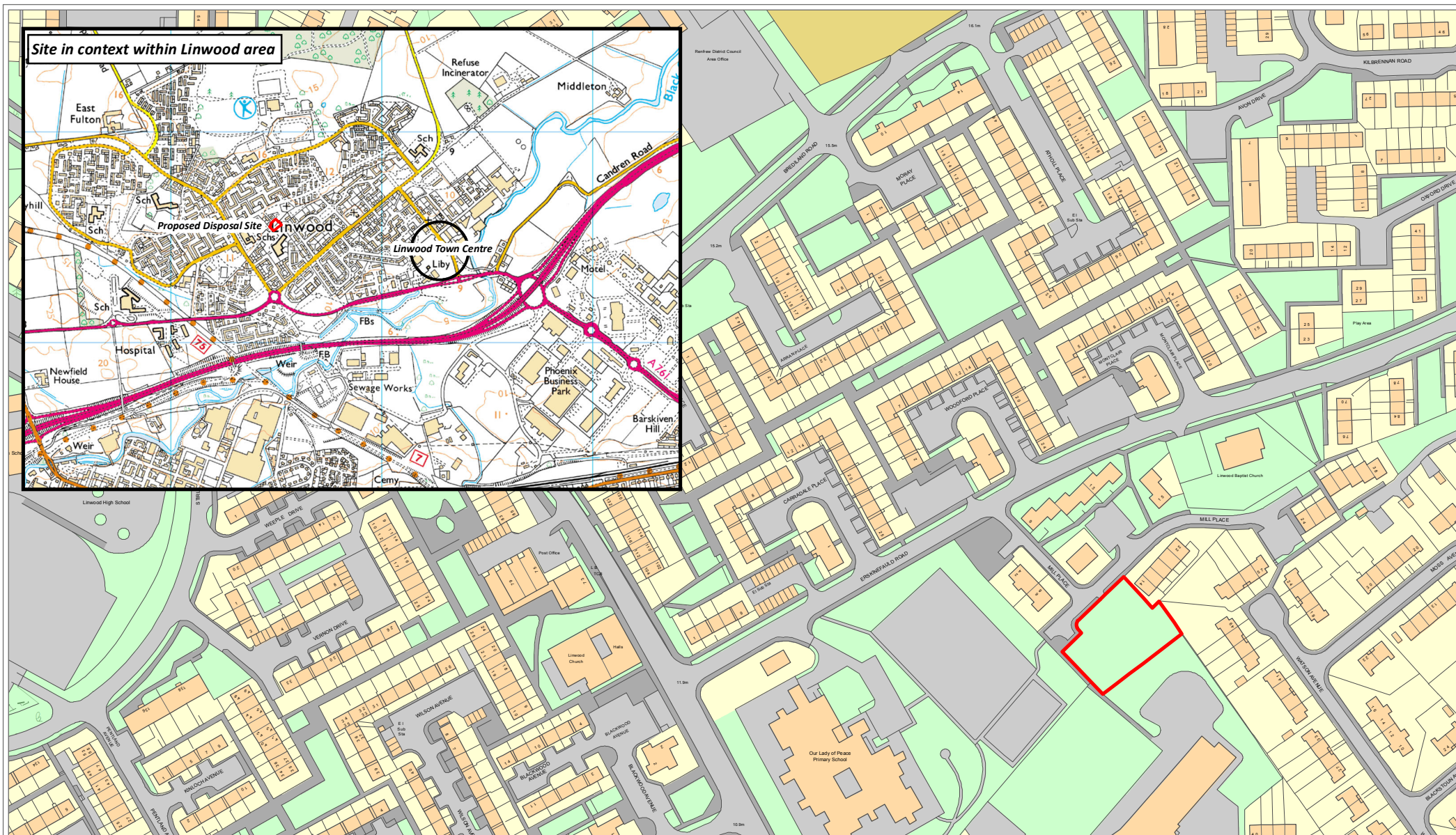
C9

Risk Moderate to Low

Category Food Processing Industry

Description Details not specified

Profile Details not specified



***Proposed Disposal Site
Mill Place, Linwood
Location Plan Ref. E1863***



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Notes:

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INSTRUCTIONS TO OFFERORS

1. Offers to purchase must be emailed to margaret.law@renfrewshire.gov.uk

The email should be marked **“TENDER FOR DEVELOPMENT SITE, MILL PLACE, LINWOOD”**.

Emails sent with this subject heading will not be opened until after the closing date has passed. It is the sole responsibility of the offeror to ensure that offers are submitted correctly by the closing date.

2. All offers should be submitted in proper Scottish Legal form.
3. The subjects are offered for sale in their current condition as at the date of these particulars.

4. The successful Offeror will be deemed to have satisfied him/herself as to the suitability of the subjects for the envisaged use and will be responsible for obtaining statutory or other consents required in connection with the intended use, or any proposed development.

5. The successful Offeror if appropriate must satisfy him/herself as to the ground conditions and terms of the title deeds. The Council gives no warranty in respect of any of these issues.

6. Renfrewshire Council does not bind itself to accept the highest or indeed any offer and in supplying these particulars is not issuing instructions and therefore will not bear any liability for agents or other fees.

7. Every effort has been made to ensure the sales particulars are accurate, however their accuracy is not warranted and they should not be used as the basis of any offer.

8. Offers should include details of the proposed use to be made of the subjects of sale including plans by way of a **formal submission**, to include:-

a) Four copies of a 1:250 scale layout plan of each site showing building layout, surface finishes, storey heights, roads and footways/footpaths, parking, initial drainage and flood prevention or surface water attenuation proposals, landscaping and proposed boundary treatments to at least a sketch or conceptual level (one set of plans should be reduced to A3 or A4 size) and

b) A brief written description of the proposed scheme stating clearly the number and type of units along with a statement on the proposed approach to the project.

9. All prospective purchasers should note that in appropriate circumstances where development is proposed, a sale will be conditional upon the granting of planning permission by Renfrewshire Council and statutory consents by the relevant bodies.

10. In cases requiring the approval of the appropriate Council Policy Board this will be sought at the first appropriate opportunity following the closing date.

11. The Council reserves the right, at its absolute discretion, to withdraw from negotiations in the event missives of sale are not concluded within 16 weeks of notification of the Council's decision.

12. Missives of sale may require that the prospective purchaser submits a planning application within 12 weeks (or such other time period as may be agreed by the Council) of the date of the conclusion of missives.

13. The Council may seek a non-returnable deposit (10% of the sum offered), payable upon exchange of missives.

14. The Council may require that any proposed development be completed within two years (or such other time period as may be agreed by the Council) from the date of conclusion of missives.

15. Under any proposed sale, in the event that settlement is not achieved within 9 months from the date of conclusion of missives, the Council will be entitled at its sole discretion to resile from the bargain (with no expenses due to or by either party) or to apply an uplift on the purchase price from the date of conclusion of missives until settlement based on the Halifax House Price Index.

16. **The Council will elect to charge VAT on the purchase price. Offerors are instructed to present their offer price exclusive of VAT.**



Renfrewshire
Council