DEVELOPMENT SITE
GARTHLAND LANE,
PAISLEY

FOR SALE
SITE FOR RESIDENTIAL
DEVELOPMENT OPPORTUNITY

Location
The site lies very close to Central Paisley, located approximately 0.6 km east of Paisley town centre. From the town centre (Paisley Cross), follow Gauze Street east onto Glasgow Road and turn left into Garthland Lane. Proceed along this road North to the site main entrance. A location plan is attached for information.

Description
Extending to 0.77 hectares (1.92 acres) or thereby, the site is relatively flat within its boundaries and has some mature trees on its perimeter. The site was formerly occupied by the Garthland House Elderly Care Facility. A site plan is also attached for information showing the general extent of ownership. There are access rights to existing sheltered housing to the rear of the site and also to the rear of the properties which front Glasgow Road.

Planning
The site, lying within the Greenlaw Conservation Area, Policies P1, P2, P7 and ENV3 in the Renfrewshire Local Development Plan specifically relate to the site. The site is suitable for residential uses as noted in the attached Development Brief, which notes that this site could accommodate 30 residential units. The Brief provides detailed guidelines for possible development, however, interested parties may wish to contact the Planning & Housing Service (Sharon Marklow on 0141 618 7835) should they require to discuss their proposals in greater detail. It is necessary for offerors to comply with guidelines in the Development Brief and to supply a submission with their offer detailing the proposed development with plans. The Council reserves the right to discount any offers received that do not contain this information.

Services
Main services are 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.

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

Rating
The site and premises have a rateable value of £100 as a Ground entry according to the current version of the Assessor’s Valuation Roll.

Title
Any prospective purchaser requiring to examine the Council’s titles to the subjects should note they are available for inspection between the weekday hours of 10 am and 12 noon and 2 pm and 4 pm (Fridays 3.45 pm), subject to prior arrangement, at the offices of: Contracts and Conveyancing, Renfrewshire House, Cotton Street, Paisley (Margaret Craig on 0141 618 7170)

Further Information
For further information, please contact:

Renfrewshire Council
Asset & Estates Section
Finance and Resources
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 development site and any party wishing to register an interest in the possible acquisition of the subjects should observe the directions outlined in the “Instruction to Offerors” section of the particulars and consider fully the obligations set out in the attached Development Brief and also offer on the basis of the current known site conditions.

A closing date for offers will be set in due course and notification of this procedure will be provided on the Council’s Website.

Viewing
Interested parties are free to conduct viewings of the development site at their leisure. All parties viewing should note 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 3000 221.

Property Misdescriptions Act 1991 and Misrepresentations Act 1967 – the above particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. Renfrewshire Council does not bind itself to accept the highest or any offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent’s or other fees.
Notes:

Date: 28/11/2014
User: howardhaughj2

Legend

- **Red** Disposal Site (7764sqm or thereby)
- **Light Green** Right of access in favour of nos. 1-6 Garthland Cottages & nos. 3-19 Glasgow Road
- **Blue** Right of access in favour of nos. 1-6 Garthland Cottages
- **Light Brown** Right of access in favour of nos. 3-19 Glasgow Road
Garthland House, Garthland Lane, Paisley

Development Brief

December 2014
Introduction

The brief seeks to provide a planning framework for guiding and facilitate the submission of a planning application for the site at Garthland House, Garthland Lane, Paisley.

This is a non-statutory development brief that does not form part of the Renfrewshire Local Development Plan. It should though be read in conjunction with the Renfrewshire Local Development Plan (2014). Although the development brief will not be formally adopted by the Council as Supplementary Guidance, it will be considered as part of the framework for the redevelopment of the site.

Vision

Brownfield sites in urban areas will help Renfrewshire deliver sustainable economic growth. This site is identified as providing opportunities for change and supporting investment in the area, helping to regenerate, create and enhance existing places.

This site provides an excellent opportunity for residential development in the heart of Paisley. It offers an opportunity to provide a sustainable mixed community which will revitalise the site as well as add to the visual appearance of the surrounding area.

A sustainable effective site with an extensive range of local facilities, along with great connections and access to the surrounding area. There are also good connections to a range of public transport links. The site provides an ideal opportunity for a good residential development at the centre of a popular housing area.

Local Context Analysis

The site is located to the eastern edge of Paisley Town Centre within Greenlaw Conservation area. It is within a mixed use area that offers a range of housing, offices, retail, leisure and recreation as well as civic functions. The site is within easy walking distance of local schools, open space and frequent bus and train services.

The Site

The site extends to 0.77 hectares and is located behind tenemental properties that run parallel to Glasgow Road. The site is accessed from Glasgow Road via Garthland Lane which is to west of the site.

The site is rectangular in shape, relatively flat consisting of a grassed area where the former Garthland House building was located, an access lane to serve the rear of the properties on Glasgow Road and a separate access road leading to an area of hardstanding currently used for parking.

The site is bound by bowling greens belonging to Abercorn Bowling Club to the north. Single storey detached bungalows for older people directly to the east with three storey sandstone residential units further east. To the west is a modern flatted development consisting of two storey red brick residential units, the Category A listed St Mirin’s Cathedral and associated church house. To the south is a three storey Category B listed Georgian Terrace.

Built Form & Character

Surrounding the site there is a variety of property types, uses, building sizes, heights and massing. The density of the built form surrounding the area also varies. There is therefore no fixed built form advocated for this site. It therefore provides excellent opportunity to design a development that can capture the range and style of buildings in the vicinity of the site.
Policy Context

Relevant statutory land use policies relating to the built environment are set out in the Renfrewshire Local Development Plan, which can be obtained from the Council’s website, www.renfrewshire.gov.uk. Specific policies relating to the site include:-

- Policy P1 – Renfrewshire Places, which encourages development where there is the continuance of the built form along with development that is compatible and complementary to the existing uses;
- Policy P2 – Housing Land Supply, this site has been identified as an effective housing site that could accommodate 30 residential units;
- Policy P7 – Green Network, the site has the potential to contribute to increasing accessibility in and around this community and place;
- Policy ENV3 – Built Heritage, given this site is in the middle of Greenlaw Conservation Area, the layout, design, materials, scale and sitting of any development should be sensitive to the character and appearance of the surrounding area and listed buildings in close proximity of the site;
- The development requires to be assessed against the principles, guidance and criteria set out in the New Development Supplementary Guidance.

Design Principles

Any new development within Renfrewshire is required to be of good design, taking cognisance of the local context and character of the area. The development and layout at this site should be designed with consideration of creating a successful place in line with Scottish Government policy and the framework set out in the Renfrewshire Local Development Plan and accompanying New Development Supplementary Guidance.

Preferred Development Solution

- The site should be designed to accommodate around 30 units as either detached, semi-detached, terraces or flats;
- The layout, built form, design, density and materials should be in keeping with the surrounding area;
- The layout will require to ensure access to the rear of the properties that front Glasgow Road is maintained;
- The junction of Garthland Lane and Glasgow Road will require to be assessed to ensure that it can safely accommodate the proposed development;
- The Council would welcome innovative design solutions to the provision of parking to minimise the visual impact of parked cars, services and street lighting;
- In preparing proposals for the site, developers should seek to aim for 100% off street provision and 30% visitor provision. The location of the development, together with the close proximity of public transport links, will however be considered in appraising development proposals and it is recognised that some flexibility may be required;
- The development will require to ensure retain and ensure connections to existing walking and cycling routes;
• Landscaping should be an integral part of the development, providing an appropriate setting for the development and contributing to the amenity of the wider area;

• It should be demonstrated that adequate provision has been made for all services including water, sewerage, etc;

Further Enquiries

Further enquiries in respect of this development brief should be directed to:

Sharon Marklow
Strategy and Place Manager
Planning & Housing Services
Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1LL
Tel: 0141 618 7835
E: Sharon.marklow@renfrewshire.gov.uk
Legend

- Disused underground fuel storage tanks
- s155100047734
- 250m site buffer

Map 1 - Garthland House, Garthland Lane, Paisley

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Map 2 - Garthland House, Garthland Lane, Paisley

Legend
- 250m site buffer
- s132100001681
- s155100047767
- s167100027745

Notes:
- Date: 08/12/2014
- User: enshapec1

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Past Land Uses  
(For more detailed industry profiles please compare DoE Class with list below)

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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:

C10A

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

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.

C8

Risk  High to Low
Category Engineering and Manufacturing Processes
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
Disposal of former Garthland House site,
Garthland Lane, Paisley
Location Plan Ref. E2120

Notes:

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INSTRUCTIONS TO OFFERORS

1. Offers to purchase must be addressed to:

Director of Finance and Resources
Renfrewshire Council
Customer Service Centre
Payments Area
Renfrewshire House
Cotton Street
Paisley PA1 1AN

The envelope should be marked “OFFER TO PURCHASE SITE AT GARTHLAND LANE, PAISLEY – CLOSING DATE 12 NOON (DATE – TO BE CONFIRMED IN DUE COURSE)”. It should bear no distinguishing mark to identify the sender and it should also be securely sealed. If hand delivering, please take the sealed and correctly completed envelope directly to the Payments Desk situated in the Customer Service Centre to have the delivery properly receipted. It is the sole responsibility of the offeror to ensure that offers are submitted to the correct address by the closing date. No faxed or emailed offers will be accepted.

2. All offers should be submitted in proper Scottish Legal form.

3. The land is offered for sale in its 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 and if for purchase, should include plans where appropriate for both site and building layouts by way of a formal submission, to include:-

a) Four copies of 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

b) A brief written description of the proposed scheme with a clear statement on the proposed approach to the project.

c) Four copies of scale layout drawings for refurbishment / conversion or redevelopment of the buildings on site.

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.

11. The Council reserves the right, at its absolute discretion, to withdraw from negotiations in the event missives of sale are not concluded within 8 weeks of notification of the Council’s decision.

12. Missives of sale may require that the prospective purchaser undertakes site investigation (if appropriate) and 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, for any sale proposal.

14. The Council may require that a proposed development shall 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 effected 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 has elected to charge VAT on the purchase price. Offerors are instructed to present their offer price exclusive of VAT.

Property Misdescriptions Act 1991 and Misrepresentations Act 1967 – the above particulars are believed to be correct, but are supplied for information only and no reliance should be placed thereon. They are not deemed to form any contract or part of any contract which may be entered into. Renfrewshire council does not bind itself to accept the highest or any offer and in supplying these particulars is not issuing instructions and will not, therefore, bear liability for Agent’s or other fees.