

Houston
Village Hall
Main Street
Houston
PA6 7EL

FOR SALE



These particulars are for information only and the accuracy is not warranted or guaranteed by Renfrewshire Council. Interested parties should not rely on the information within these particulars but should satisfy themselves by inspecting the property. These particulars are not intended to, nor shall they form any legally enforceable contract. Date of publication: September 2024.

Location

Houston is a village in Renfrewshire located 6 miles north west of Paisley and 16 miles west of Glasgow. The population is estimated to be 6,300.

The subject property is situated on Main Street which is the primary thoroughfare in the village.

Description

The property is a two-storey building of traditional construction dating back to 1900 with a later extension to the rear added in the 1950's / 1960's.

Accommodation is comprised of a number of meeting rooms, kitchen and WCs on the ground floor, and main hall, WCs and additional meeting rooms on the first floor. There is a small accessible passenger lift providing access between ground and first floors.

The property has high ceilings, single glazed sash and case windows and cornice details throughout.

Accommodation

The property extends to approximately 517 sq m (5,565 sq ft) and is arranged over ground and first floors. An indicative floor plan can be provided upon request.

The site extends to 0.31 Acres (0.13 Hectares). An indicative site plan is included overleaf.

Condition

The property is in need of extensive repair and interested parties will be permitted to view a limited extent of the property on site for health and safety reasons.

We will accommodate any interested party who may wish to instruct their own condition survey of the property.

Rating

The property has a Rateable Value of £9,200 as listed on the Scottish Assessors Association website.

From the description this appears to relate to the ground floor only and therefore reassessment to establish the rateable value of the whole may be required. It is the responsibility of the purchaser to conduct their own investigations with regard to rating and rates liabilities.

VAT

The property is not registered for VAT.

EPC

The property has an Energy Performance rating of 'D' with a score of 49. The certificate is available upon request.

Town Planning

The property is located within Houston Conservation Area.

The property previously operated as a community centre and church premises and we have therefore assumed has permission for Class 10 (Non-residential institutions).

Redevelopment may be possible and prospective purchasers should make their own enquiries regarding change of use.

Tel: 0300 300 0144

email dc@renfrewshire.gov.uk

A Site Development Brief has also been prepared and should be reviewed by all interested parties.

Viewing

By appointment only. Please contact:

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07811 056 786

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07534 154 048

Asset and Estates Team Chief Executive's
Service Renfrewshire Council
Cotton Street,
Paisley, PA1 1WB

Sales Process

We are inviting offers for the heritable interest in the property.

Following a period of marketing, we anticipate that a closing date will be set and all offers will be considered at this time.

Indicative Site Plan



SITE DEVELOPMENT BRIEF

**Former Village Hall,
Houston**

2023



Site Development Brief

This brief sets the planning context and design aspirations in relation to the development opportunity for the site at the former Village Hall, Houston.

Development proposal for this site will require to be assessed against the relevant policies in National Planning Framework 4 and the local policies and guidance in the Renfrewshire Local Development Plan (2021) and associated New Development Supplementary Guidance (2022).

The site is covered by Policy P1 in the Renfrewshire Local Development Plan which supports the continuance of built form where proposals are compatible and complementary to existing uses.

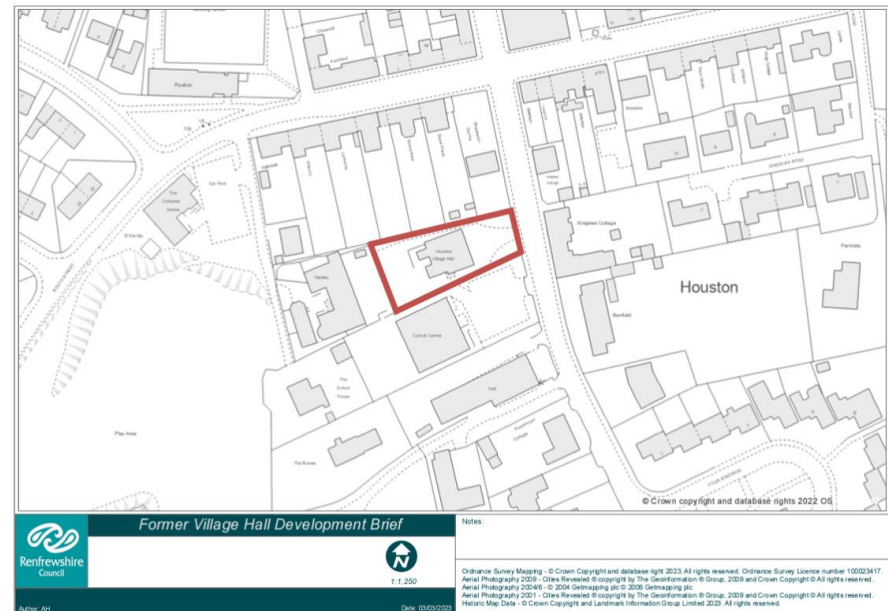
The site is also covered by Policy ENV 3 - Built and Cultural Heritage as the site is located Houston Conservation Area. Any development in the Conservation Area requires to preserve or enhance the character and appearance of the conservation area.

Site Context

The site is located in the centre of Houston and comprises of the former village hall building as well as its surrounding grounds. The external footprint of the building is 970m² split over two stories with approximately 770m² of land.

The principal elevation of the building faces east onto Main Street and is bound to the north by residential properties.

The surrounding area is predominantly residential with associated community uses such as Carrick Centre, and the Houston and Killellan Kirk lies to the south.



Site Layout and Building Design

The site is considered suitable for a range of uses compatible with those neighbouring, with a particular opportunity for residential use. Any residential development requires to reflect the surrounding area and must incorporate well designed landscaped areas.

Particular consideration requires to be given to the character and enhancement of Houston Conservation Area and its surrounding listed buildings.

It should be noted that although the former Village Hall is unlisted, it is considered a heritage asset which is a priority for adaptation, restoration and renovation.

Should a residential use be proposed, a minimum of 10% of all homes on the site require to be designed to be easily adaptable for residents that are wheelchair users.

[Renfrewshire's Places Design Guide](#) sets out further guidance in relation to sustainable place making and design which requires to be reflected in any development proposal.

Landscaping and Boundary Treatments

Development must protect existing trees on site. Any development should include landscape buffers around trees, which will be informed by a tree survey (provided by the applicant), which will ensure any new development is sited well clear of root protection areas and the crown spread of trees.

The provision of planting and preservation of trees must be in line with the [Renfrewshire's Planning & Development Tree Policy](#).

There is a presumption against any tree removal on site and any proposed development should be designed to take account of existing trees on site.

Should the development proposal identify the removal of any trees, a detailed justification together with a comprehensive landscaping scheme and appropriate compensatory planting will be required.

New boundary treatment requires to use high quality materials and planting to define public and private spaces contributing to the areas character.

Accessibility

The site is within a short walking distance of bus stops and local services in the village centre.

Development proposals will require to demonstrate how the development will integrate with footways along existing roads and local streets as well as indicating pedestrian connections links to the village centre, schooling and bus routes/bus stops.

A plan showing safe routes to school/local services requires to be included in the planning submission for any residential proposals as well as how the site functions as part of a 20 minute neighbourhood.

Development proposals require to demonstrate that safe access to the site for pedestrian, cyclist and road users is provided. Particular focus requires to be given to the movement of pedestrians and cyclists to promote active travel.

Parking must be well integrated with resident parking and visitor parking provided within the site.

The level of parking provision must be in line with the SCOTS National Roads Development Guide and should be discussed with the Council prior to the submission of the planning application.

Sustainable Urban Drainage Systems

Drainage requirements, constraints and solutions will be integral to the layout and submission of the planning application. New development will require to integrate surface water management into the design of green infrastructure including permeable surfaces.

Renewables/Sustainability

Low or Zero carbon generating technologies require to be integrated into the development proposal including the use of both active carbon reducing technologies such as ground source heat pumps and passive factors such as ventilation and sustainable materials. Provision requires to be made for electric car charging points.

These details should be outlined in a Sustainability Statement and submitted along with the planning application.

Digital Connections

The development requires to incorporate existing or future high speed digital network connections and other digital technologies that could improve connectivity. These details require to be included in the submission of the planning application.

Education Provision

For residential proposals, the cumulative impact of residential development on both primary and secondary school provision will require further consideration subject to the final site capacity, potential site start and phasing of the development.

Developer`s Responsibilities

The developer will be solely responsible for the following:

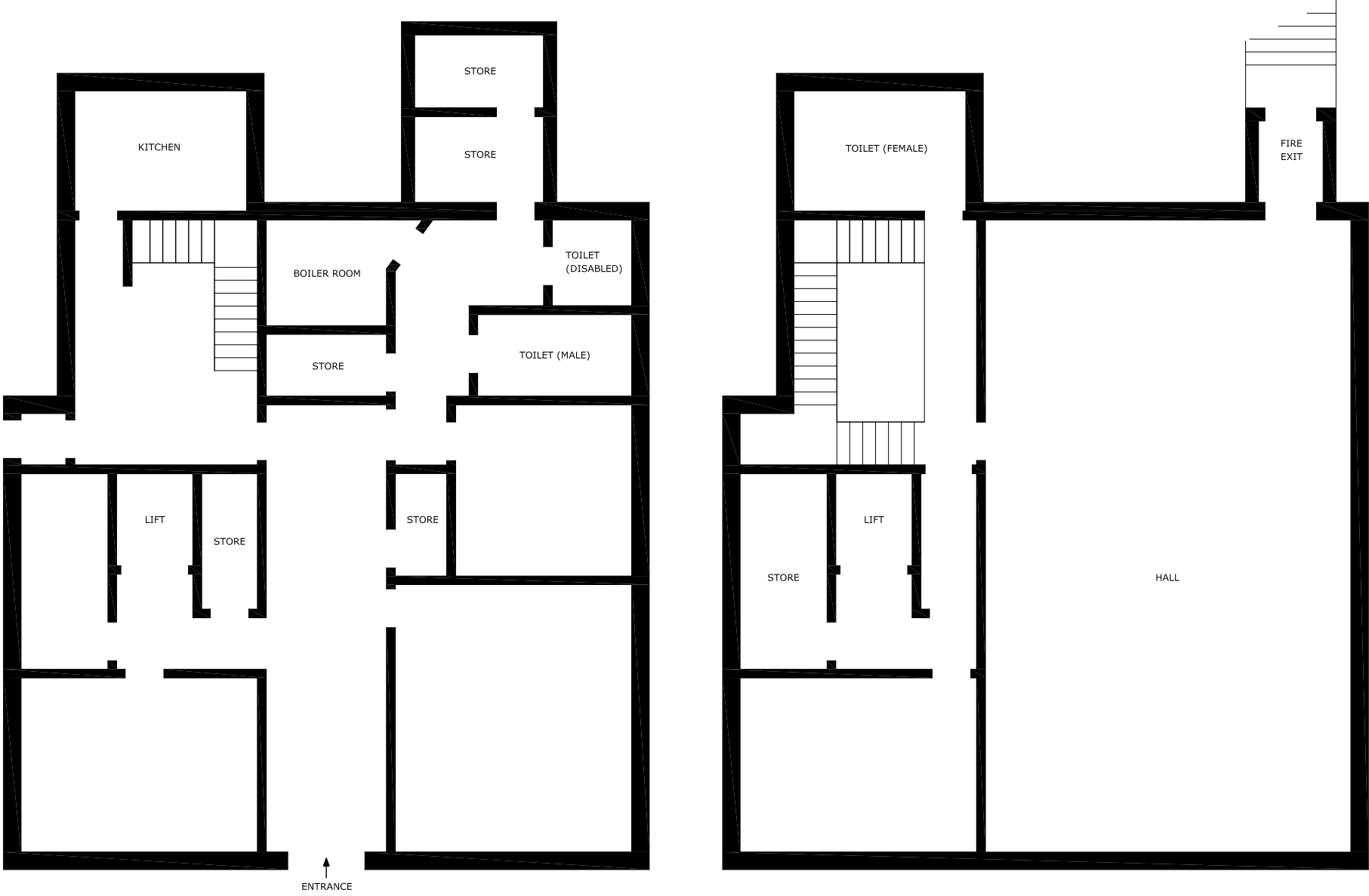
- Establishing to their satisfaction the whereabouts of, and constraints concerned with all services in, on, over, under and adjacent to the site.
- Ensuring compliance with all statutory undertakers' requirements.
- Establishing to their satisfaction the soil and mineral conditions of the site.
- Ensuring compliance with requirements of planning and building standards consent.

Supporting Information

A planning application may need to be accompanied by the following information:

- Sustainability Statement
- Drainage Assessment
- Transport Statement
- Site Investigation (soil condition)
- Design and Access Statement
- Tree Survey
- Built Heritage Visual Assessment & Plans
- Planning Statement

E3476 - Houston Village Hall
(Indicative Floor Plan)



Ground Floor

First Floor

PLEASE NOTE: This plan is for illustrative purposes only. Not to scale.