

**FORMER WHITEHAUGH BARRACKS
STORES/OFFICES AND GARAGE
WHITEHAUGH AVENUE,
PAISLEY
PA1 3SS**

**FOR SALE/LEASE
FOR COMMUNITY USE ONLY**

Location

The property is situated on Whitehaugh Avenue in the Whitehaugh area of Paisley, located approximately 1.4 km south east of Paisley town centre. From the town centre (Paisley Cross), follow Gauze Street onto Glasgow Road, turning left onto Whitehaugh Avenue. The property is on the left just before Kelburne Oval. A location plan is attached for information.

Description

Extending to 0.21 hectare (0.52 acre) or thereby, the site itself is relatively flat within its boundaries. The property comprises 2 separate buildings with a shared tarmac surfaced yard between. The property was originally occupied as a barracks/drill hall and laterally as a museum store, being vacated in 2018. The main building is a 2 storey and attic C-listed brick building of traditional construction with a single storey extension having a corrugated metal sheeted pitched roof. The gross internal area of this building is approximately 738 sq m. The second building is a single storey brick built and roughcast garage with 6 steel roller shutter doors to the yard and a gross internal area in the region of 329 sq m. (See attached floor plans) The property is secured by a concrete stob and mesh fence with a large steel palisade gate to Whitehaugh Avenue. A site plan is also attached for information showing the general extent of ownership.

Planning

The property's former use was as a Museum/Store/Office. Any proposed uses that do not align with those previously listed will be required to seek planning permission for the change of building use. The Planning service can be contacted via email at dc@renfrewshire.gov.uk or telephone no. 0300 300 0144.

Services

Main services are available in the property. However, the Council does not guarantee the adequacy of services and prospective purchasers/lessors 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 rateable value of the property according to the current version of the Assessor's Valuation Roll is £20,000 set in April 2017.

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: Legal and Democratic Services, Renfrewshire House, Cotton Street, Paisley (Margaret Craig on 0141 618 7170)

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 lease or purchase of the property and any party wishing to register an interest in the possible acquisition or lease of the subjects should observe the directions outlined in the "Instruction to Offerors" section of the particulars.

A closing date for offers may require to be set if a number of interests are intimated.

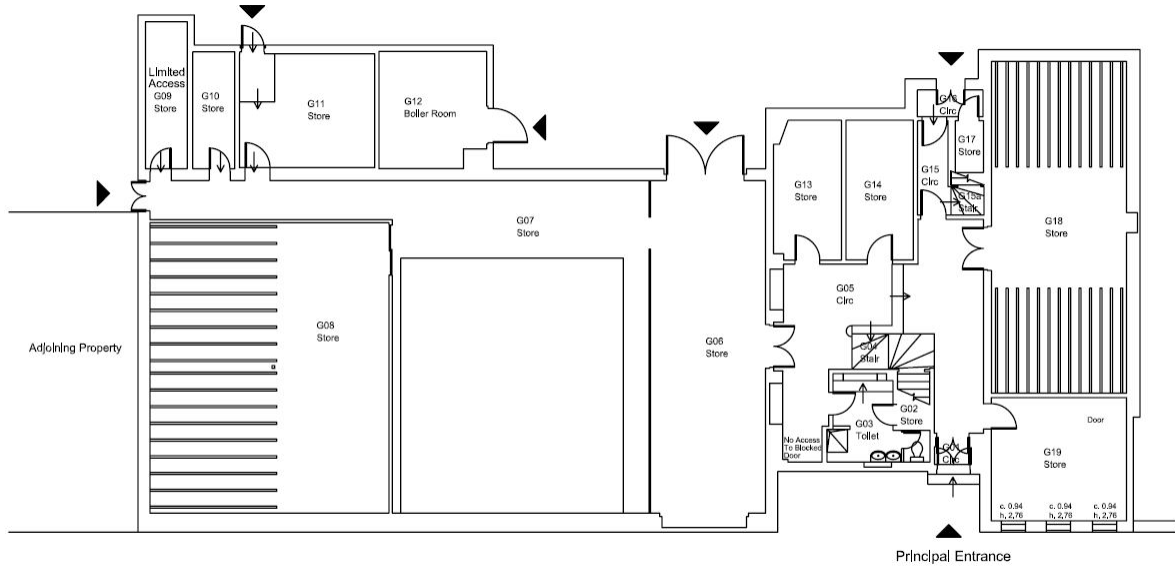
Viewing

Viewings of the property can be arranged by telephoning 0300 3000 221. All parties viewing should note they enter the property at their own risk and undertake to free and relieve Renfrewshire Council of any claim arising therefrom.

Special Note

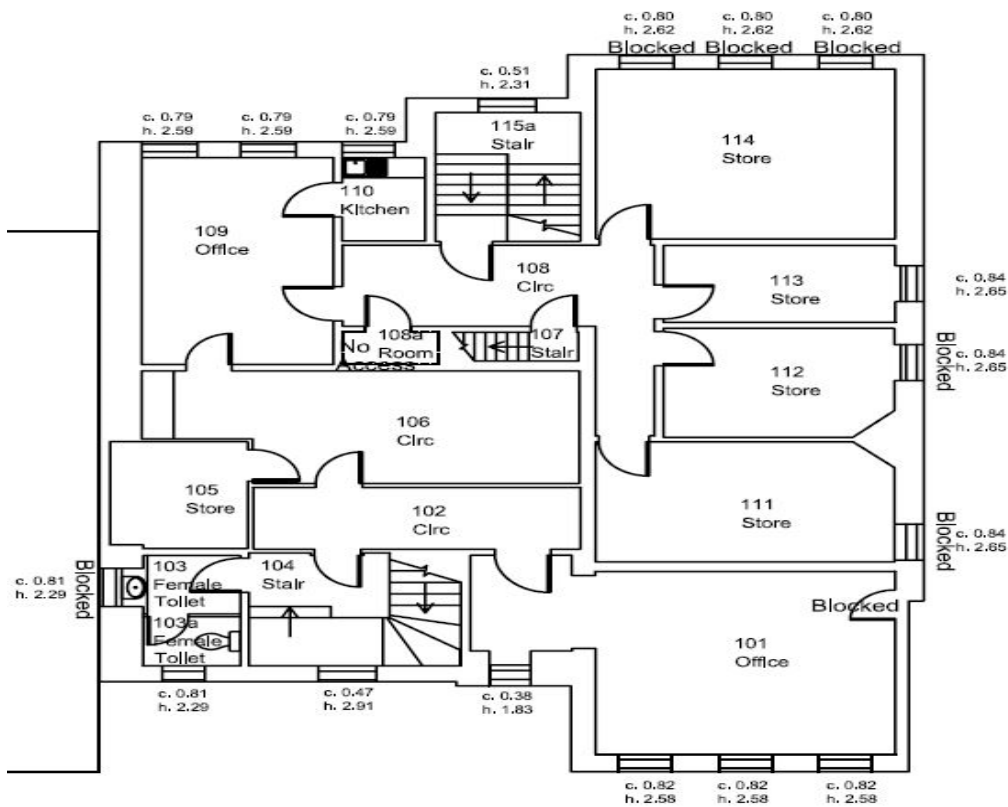
Should you be registered disabled or class yourself as disabled, please advise if you have any special requirements or require these particulars in a different format by telephoning 0300 3000 221.



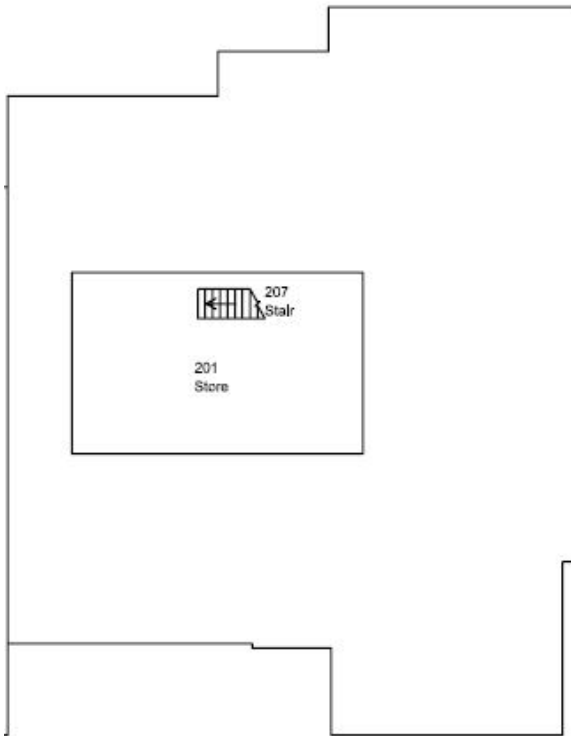


GROUND FLOOR PLAN

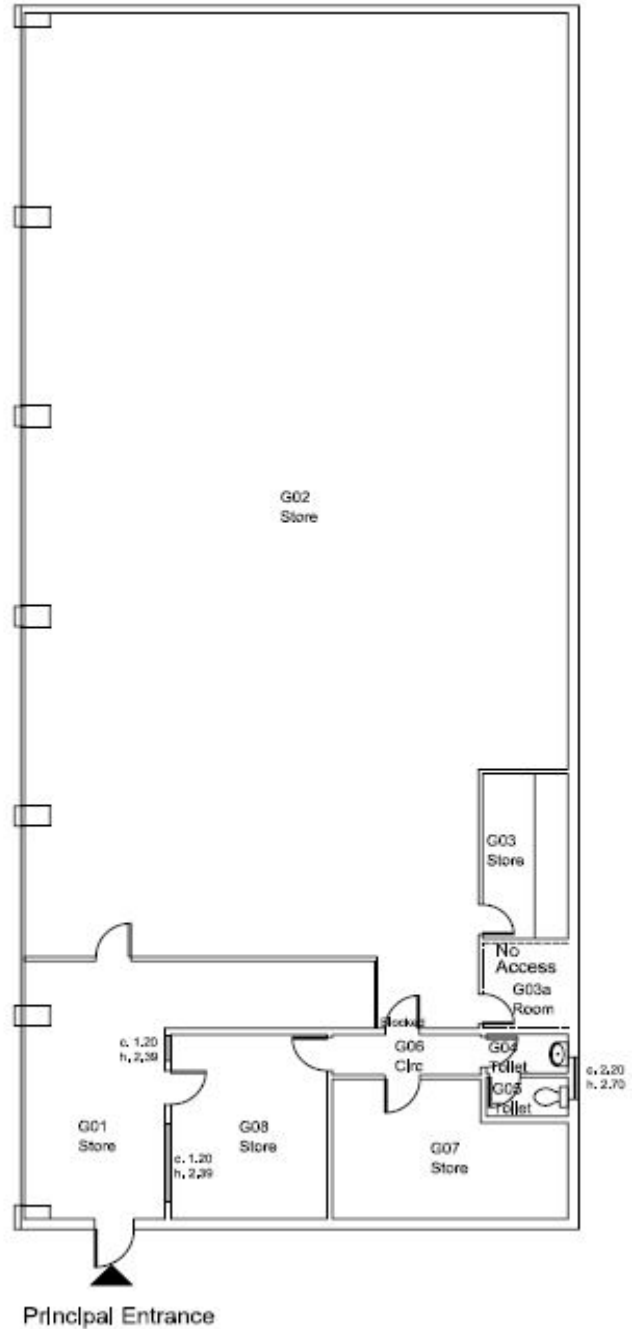
Main Building- Ground Floor Plan



Main Building- First Floor Plan



Main Building- Second Floor Plan



Garage- Floor Plan

Historical Environmental Information

Former Whitehaugh Barracks, Paisley

The site is shown as a large infantry barracks and parade ground on the first 3 historical map editions (1843-1893, 1891-1912 and 1904-1939). The fourth edition map (1919-1943) shows some housing to the East and West of the site and only the site of interest itself still contains a 'drill hall' which is later labelled as a TA Centre on the 1945 to 1996 maps.

Environment & Communities can confirm the following:

1. The site has not been identified as Contaminated Land under Part IIA of the Environmental Protection Act 1990, nor has any adjoining site.
2. No notices or orders have been issued by Environment & Communities in relation to environmental protection issues at the site (e.g. odour, noise, nuisance).
3. We have no records of any pollution or contamination incidents or issues (e.g. spills, leaks) that have occurred, or are occurring, at the site. We hold no reports confirming the specific ground conditions onsite.
4. We have no records of any landfill sites within 250m of the site.

Map 1 (attached) shows historical map information on potentially contaminative land uses on the site and within 50m. As you can see, the barracks are the only known feature in the vicinity of the site. The DoE classification (set out in the DoE Consultation Paper 'Public Registers of Land which may be Contaminated' May 1991) attributed to Military/defence Activities is C16 and the risk level attributed to this particular feature is 'low'.

While every care has been taken in the preparation of this report using the data available to us, information obtained from historical mapping may be inaccurate due to the scale of the maps from which it has been derived, and has not been validated for the site which is the subject of this enquiry. Therefore, we cannot and do not provide any warranty regarding the completeness or the accuracy of the map information provided.

We would also note that the historical map record simply provides a 'snapshot' of conditions at specific points in time. It therefore provides an incomplete picture of a site's history, and it is possible for use(s) to have been made of the land that is not recorded on any of the historical map editions.

Environmental Improvements Team
Communities, Housing & Planning Services
Renfrewshire Council
Tel 0300 300 0380
Email: e-prot.es@renfrewshire.gov.uk



Renfrewshire
Council

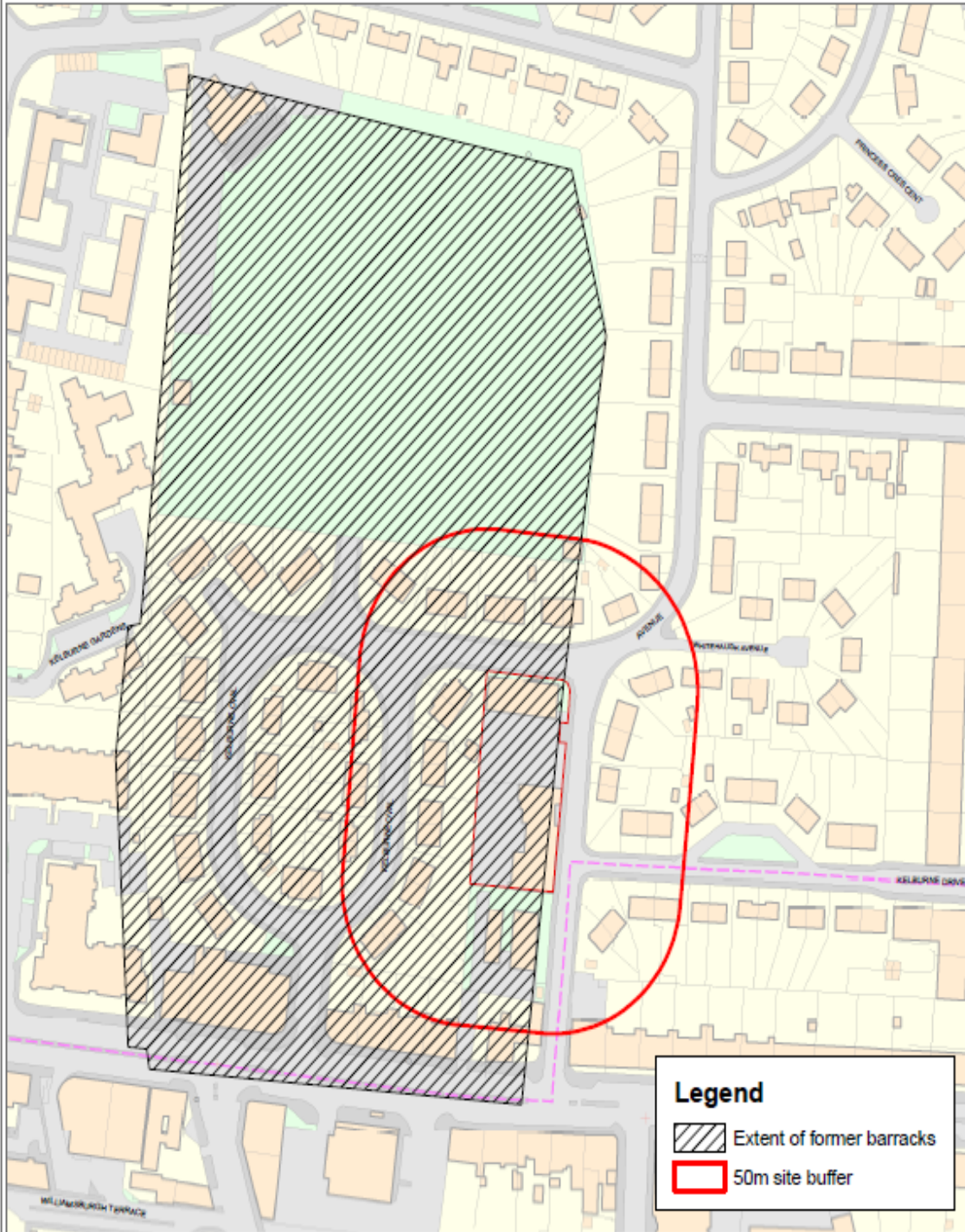
Map 1 - Whitehaugh Barracks, Paisley



1:2,000

User: ensharpe1

Date: 04/10/2018



Notes:

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