

# FOR SALE

2 Lonend, Paisley,  
Glasgow, PA1 1SS

—  
Full planning consent  
for 67 one and two  
bed apartments

An exciting, consented,  
residential development  
opportunity in Lonend; the  
main arterial route to the  
south east of the town centre.



# LOCATION

2 Lonend,  
Paisley,  
Glasgow,  
PA1 1SS

Situated in Paisley, Scotland's largest town, **approximately 10 miles south-west of Glasgow City Centre**. The property is located **2 miles from Junction 27 of the M8 motorway** and is situated within a generally mixed-use area.

**Lonend A726, is the main arterial route to the south east of the town centre.** Immediately to the north of the property, the **A726 dual carriageway intersects with Mill Street, Bridge Street and Gordon Street** providing good vehicular connectivity to the property.

The site is within close proximity to the centre of Paisley, with easy access to both **Paisley Canal** and **Paisley Gilmour Street train stations**. Neighbouring occupiers to the property include **The Abbey Mill Business Centre, Mecca Bingo and The Anchor Mill Medical Practice**, as well as a multitude of residential flats.



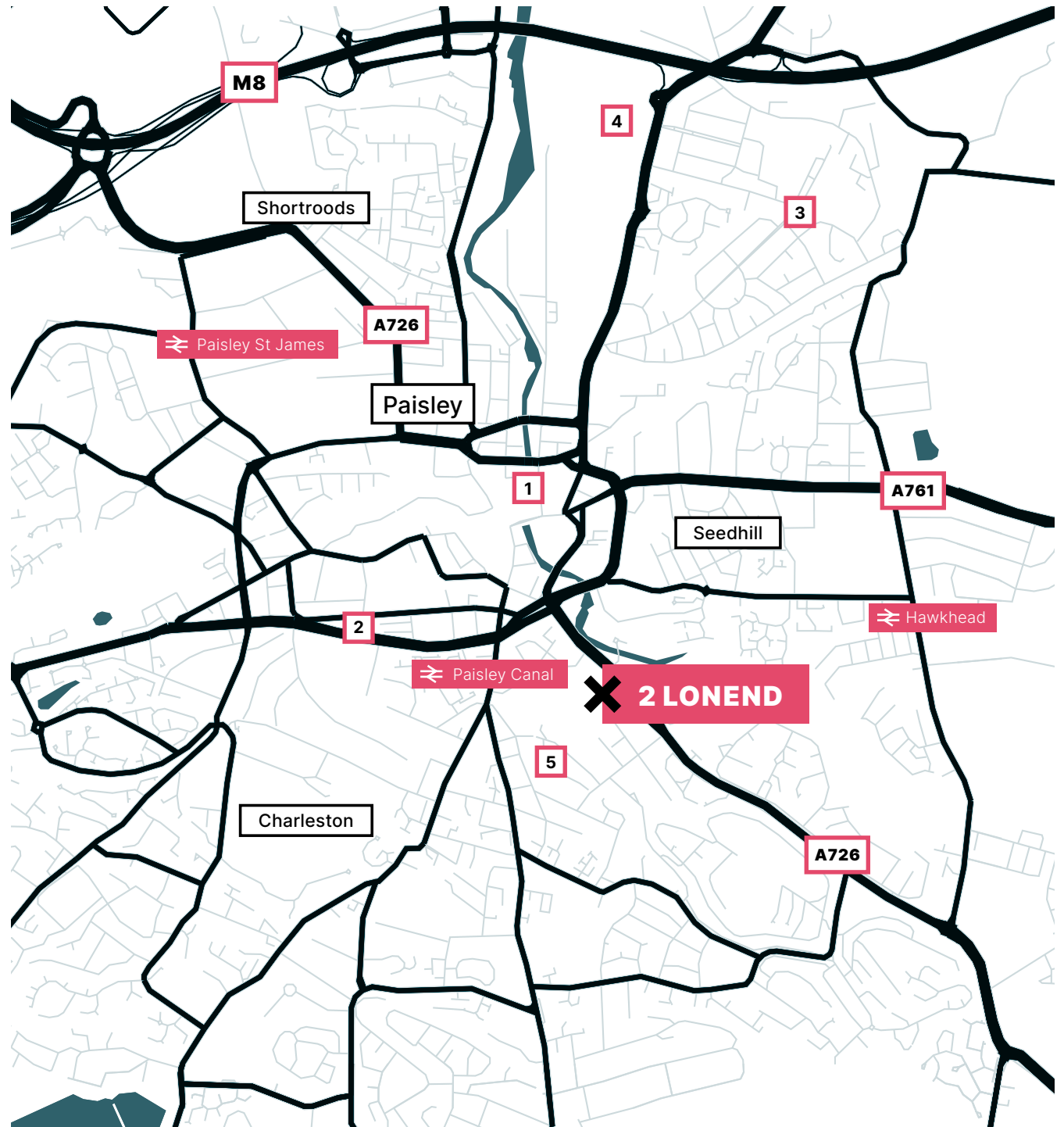
# Located in the heart of Paisley.



Only 2 miles from **Junction 27 of the M8 motorway** and situated within a generally mixed-use area.



- 1 - Piazza shopping centre
- 2 - University of the West of Scotland
- 3 - Gallowhill Primary School
- 4 - Abbotsinch shopping park
- 5 - Saucelhill Park

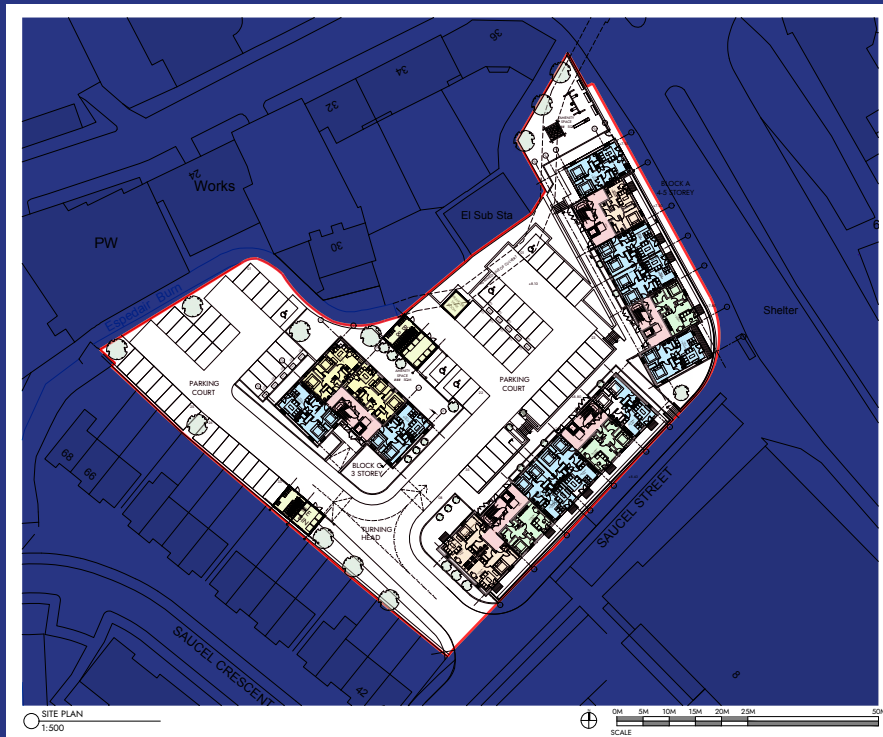


# Description

The striking development offers the purchaser the immediate opportunity to commence development of 67 apartments spread across 3 four and five storey buildings.

Designed by Mosaic Architecture the scheme consists of one and two bed apartments ranging from 49.4 sq.m - 66.9 sq.m across 5 different layouts.

The generously proportioned apartments offer a range of options for purchasers in the heart of Paisley.



# Planning

The site benefits from a full Detailed Planning Consent for: “Demolition of the existing office building and erection of the sixty seven flats with associated access, landscaping, open space and parking”. The planning reference which relates to this consent is 22/0142/PP. The link to the application on the Renfrewshire Council portal can be found at [22\\_0142\\_PP--1389966.pdf \(renfrewshire.gov.uk\)](https://www.renfrewshire.gov.uk/22_0142_PP--1389966.pdf).

There is a detailed Planning Assessment of the site as provided by Renfrewshire Council as part of the Committee Report which is contained within the Detailed Consent (page 14).

The application was consented on the 23rd of August 2022 and doesn't include the need for the delivery of any affordable housing as part of the consent. The consent includes the following mix: x25 one beds (37%) and x42 two beds (63%). The existing floorplans can alter to suit housing for varying needs standards without the need to alter the building footprints, heights or mix. It is our understanding this therefore could be dealt with via an NMV but any interested party would need to make their own assessment on this.

# Building Warrant

There is a demolition warrant in place to demolish the existing office building. This was secured on the 27th of November 2021 and can be viewed on the Renfrewshire Council portal using the following reference number: 21/1956/BW.

A Stage 1 building warrant was lodged on the 30th of May 2023 which covers Foundations and Underbuilding. As things stand this is still in the system to be approved.

# Accommodation

In accordance with the RICS Property Measurement Standards, we calculate the net internal area of the current building to be as follows:

Areas	Area (sq. ft)	Area (sq. m)
Ground Floor	9,912	920.87
First Floor	10,777	1,001.18
Second Floor	10,250	952.28
<b>Total Floor Area</b>	<b>30,939</b>	<b>2,874</b>

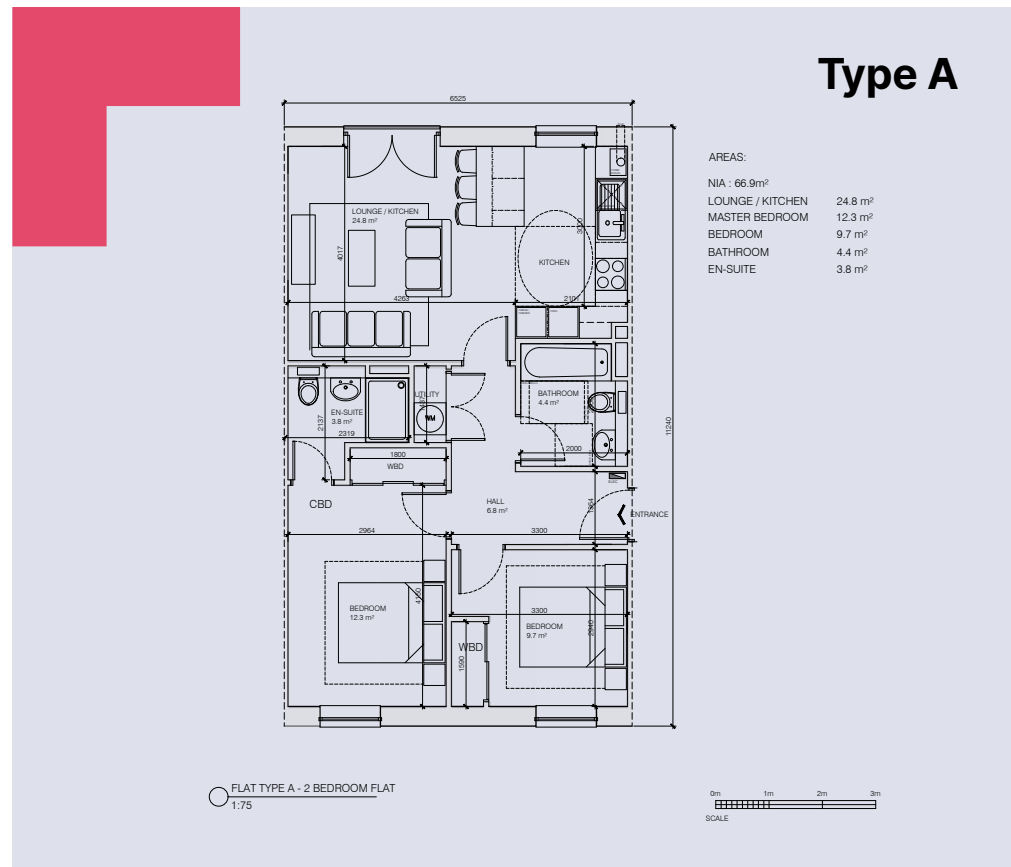


# Flat Types

## Flat Type A

2 bedroom flat with an open plan kitchen-living space. Built-in wardrobe in both bedrooms and an en-suite in the master bedroom. The flat has integrated storage as well as concealed metre cupboards. High quality specifications in the kitchen, bathroom and en-suite.

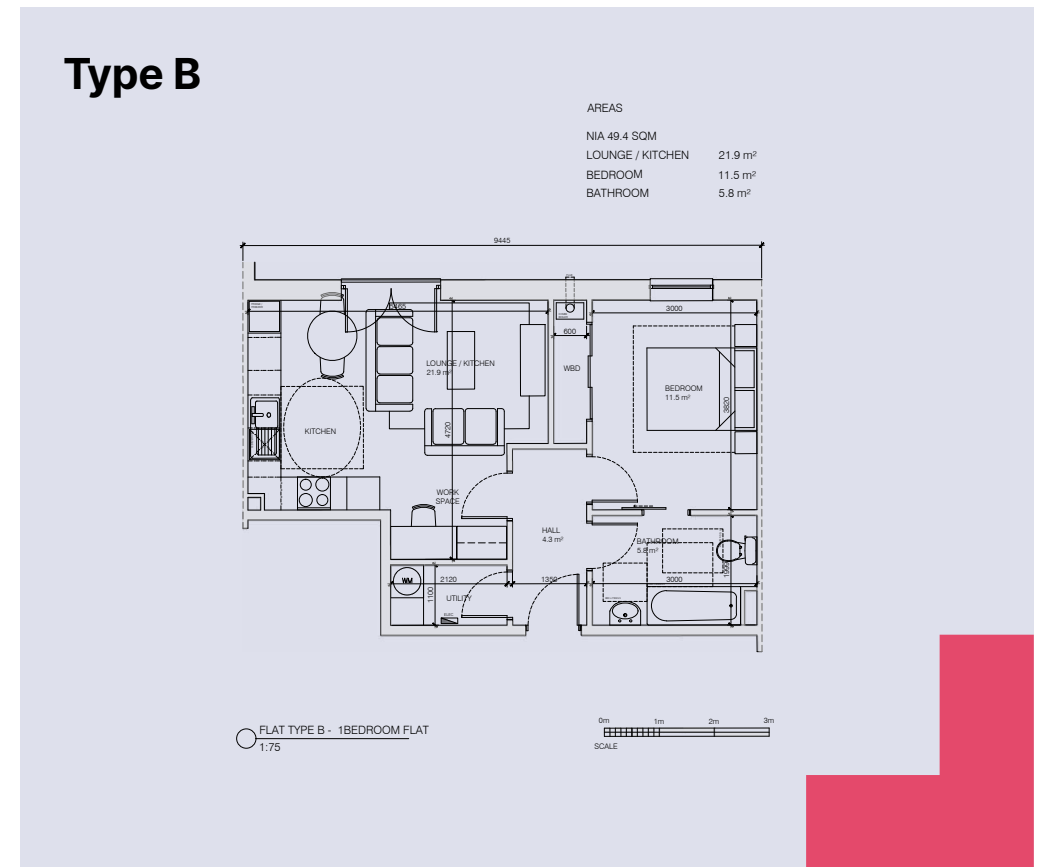
The 2 bedroom flat has full height glazing and a Juliette style double glazed balcony.



## Flat Type B

Enhanced 1 bedroom flat with an open plan kitchen- living space and a dedicated work from home area. The bedroom has a built-in wardrobe and an en- suit bathroom. The flat has integrated storage as well as concealed metre cupboards. High quality specifications in the kitchen, bathroom and en-suite.

The flat has full height glazing in the bedroom and a Juliette style double glazed balcony.

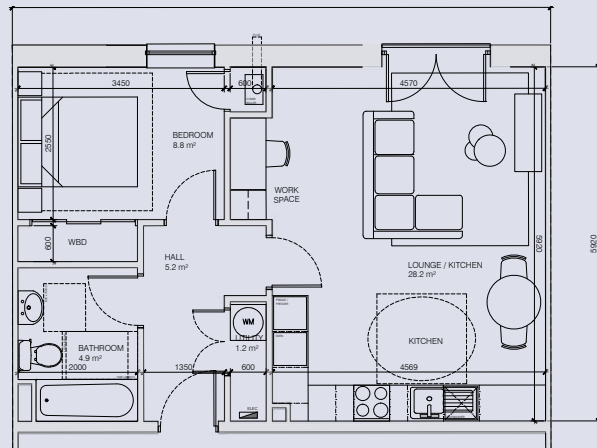


## Flat Type D

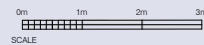
Enhanced 1 bedroom flat with an open plan kitchen- living space and a dedicated work from home area. The flat has integrated storage as well as concealed metre cupboards and an integrated built-in wardrobe in the bedroom.. High quality specifications in the kitchen, bathroom and en-suite.

The flat has full height glazing in the bedroom and a Juliette style double glazed balcony.

### Type D



FLAT TYPE D - 1 BEDROOM FLAT  
1:75



AREAS

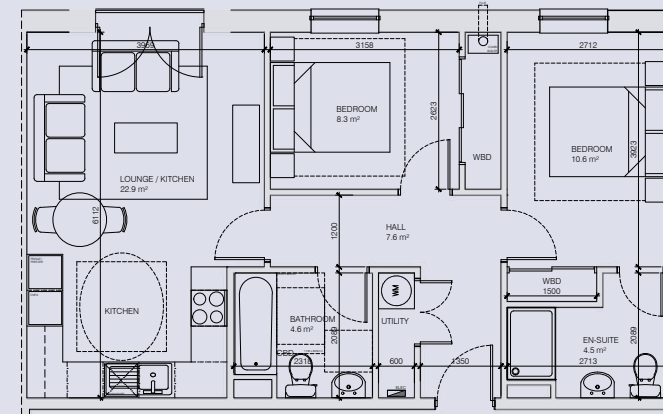
NIA ### SOM	
LOUNGE / KITCHEN	28.2 m <sup>2</sup>
BEDROOM	8.8 m <sup>2</sup>
BATHROOM	4.9 m <sup>2</sup>

## Flat Type E

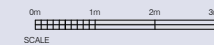
2 bedroom flat with an open plan kitchen- living space. Built-in wardrobe in both bedrooms and an en-suite in the master bedroom. The flat has integrated storage as well as concealed metre cupboards. High quality specifications in the kitchen, bathroom and en-suite.

The 2 bedroom flat has full height glazing and a Juliette style double glazed balcony.

### Type E



FLAT TYPE E - 2 BEDROOM FLAT  
1:75



AREAS:

NIA : 65.6m <sup>2</sup>	
LOUNGE / KITCHEN	22.9 m <sup>2</sup>
MASTER BEDROOM	10.6 m <sup>2</sup>
BEDROOM	8.3 m <sup>2</sup>
BATHROOM	4.6 m <sup>2</sup>
EN-SUITE	4.5 m <sup>2</sup>

# Site Area

Site Area 1.438 acres / 0.582 Ha

# Energy Performance

An EPC for the current building is available on request.

# Rateable Value

We understand the subjects are currently entered into the current valuation rolls as:

**2 Lonend - £153,000 (1st April 2023)**

# Asking Price

Price on Application.

# Legal Costs

Each party will bear its own legal costs in any transaction and the purchaser will be responsible for any LBTT, registration dues and VAT applicable.

# Viewing & Further Information

Strictly by prior arrangement with the sole selling agents. Contact the sole advisers.

# Contact

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## IMPORTANT NOTICE

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(5) A list of Partners can be obtained from any of our offices.

(6) Date of Publication : March 2024

