

KELVIN HOUSE / 14-20 FORBES PLACE

Approx. 0.29 Ha (0.72 Acres)
Town Centre Site with
Refurbishment and New
Build Development Potential
for a Range of Uses

Marshall's Lane, Paisley, Renfrewshire PA1 1YS



Renfrewshire
Council

AVISON
YOUNG

SUMMARY

Site extending to approx. 0.29 Ha (0.72 Acres) with refurbishment / new build development potential, subject to consents

Located within Paisley town centre, around 400 metres south of Paisley Gilmour Street Station

Site contains Kelvin House; tenement properties at 14-20 Forbes Place; a former depot; and car parking area

Attractive riverside location with direct views to nearby Paisley Abbey

Opportunity for a range of uses including commercial; residential; hospitality; and institutional, subject to consents

Sale of the whole on behalf of Renfrewshire Council



LOCATION

The Kelvin House / 14-20 Forbes Place site is located in Paisley town centre to the west of Abbey Bridge (Bridge Street) on the south bank of White Cart Water. Paisley is Scotland's fifth largest settlement (and largest town) with a population of around 77,250 (mid-2020 estimate, NRS) and is the administrative centre for the Renfrewshire Council area.

Paisley town centre has seen significant investment in recent years including Paisley Town Hall (newly refurbished), Paisley Arts Centre (newly refurbished), the new Paisley Central Library and Paisley Museum (under renovation). In addition, recent housing development in and around the town centre includes The Millhouse (Nixon Blue), Hawkhead (Miller Homes / Cruden Homes) and Gleniffer Reach (Sanctuary).

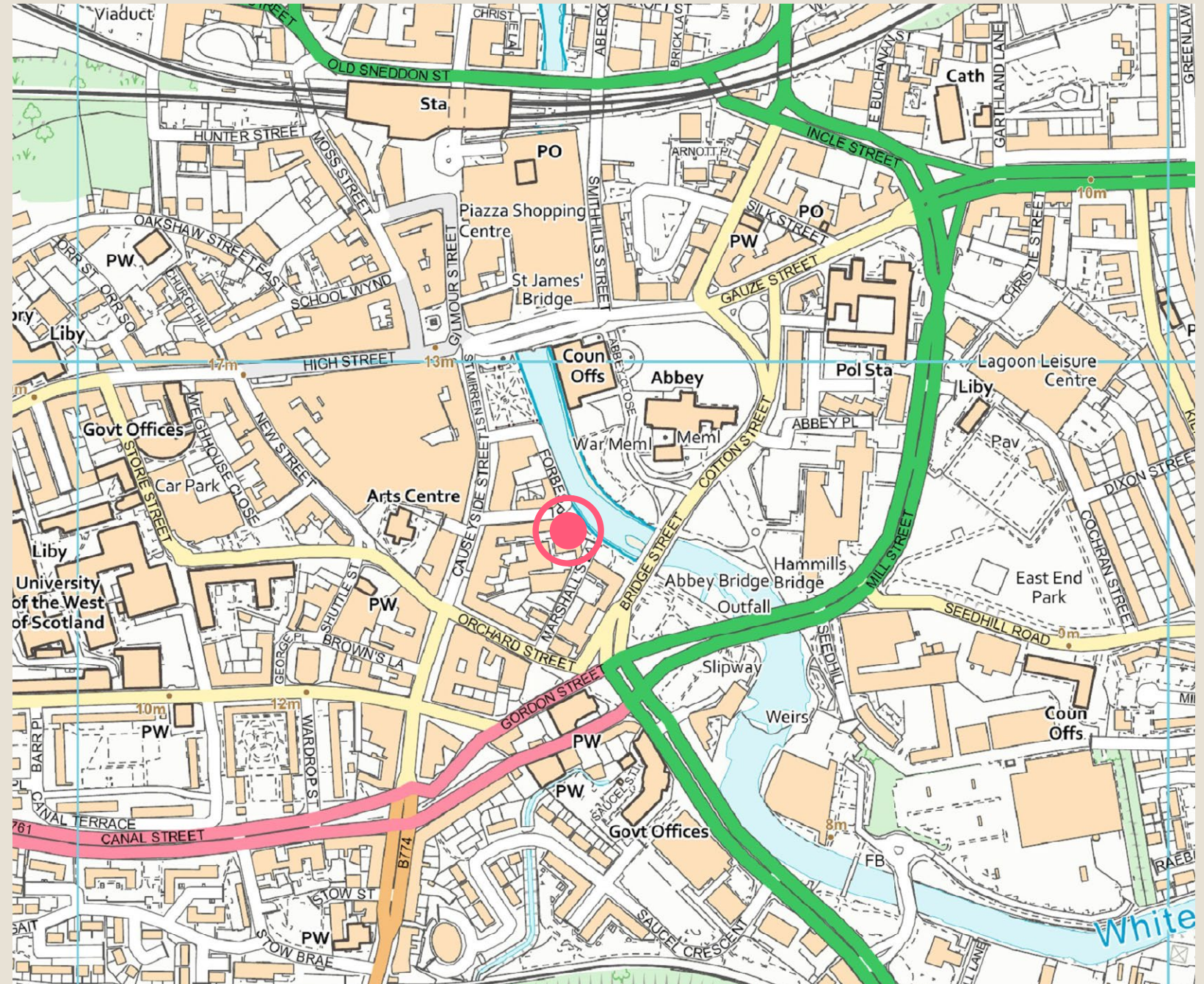
The site has a range of retail, leisure, hospitality and commercial facilities nearby, with Paisley Abbey also close. Large centres of employment in and around Paisley town centre include Renfrewshire Council, the NHS (Royal Alexandra Hospital), the University of the West of Scotland; West College Scotland and retail premises along Renfrew Road / Abbotsinch Shopping Park. The new Advanced Manufacturing Innovation District (AMIDS) is located to the north of Paisley.

Both the A726 and A761 can be accessed around 500 metres north east of the subjects, providing direct access to the M8 (J29) and Glasgow city centre (Glasgow Road). Paisley Gilmour Street railway station is around 400 metres north of the site providing regular services into Glasgow Central Station (approx. 10 min journey time).

Educational facilities within Paisley include 4 secondary schools; the University of the West of Scotland campus and the West College Scotland campus.

The site is within the catchment area of the following schools:

- Williamsburgh Primary School, Paisley
- St John Ogilvie Primary School, Paisley
- Paisley Grammar School, Paisley
- St Andrew's Academy, Paisley





DESCRIPTION

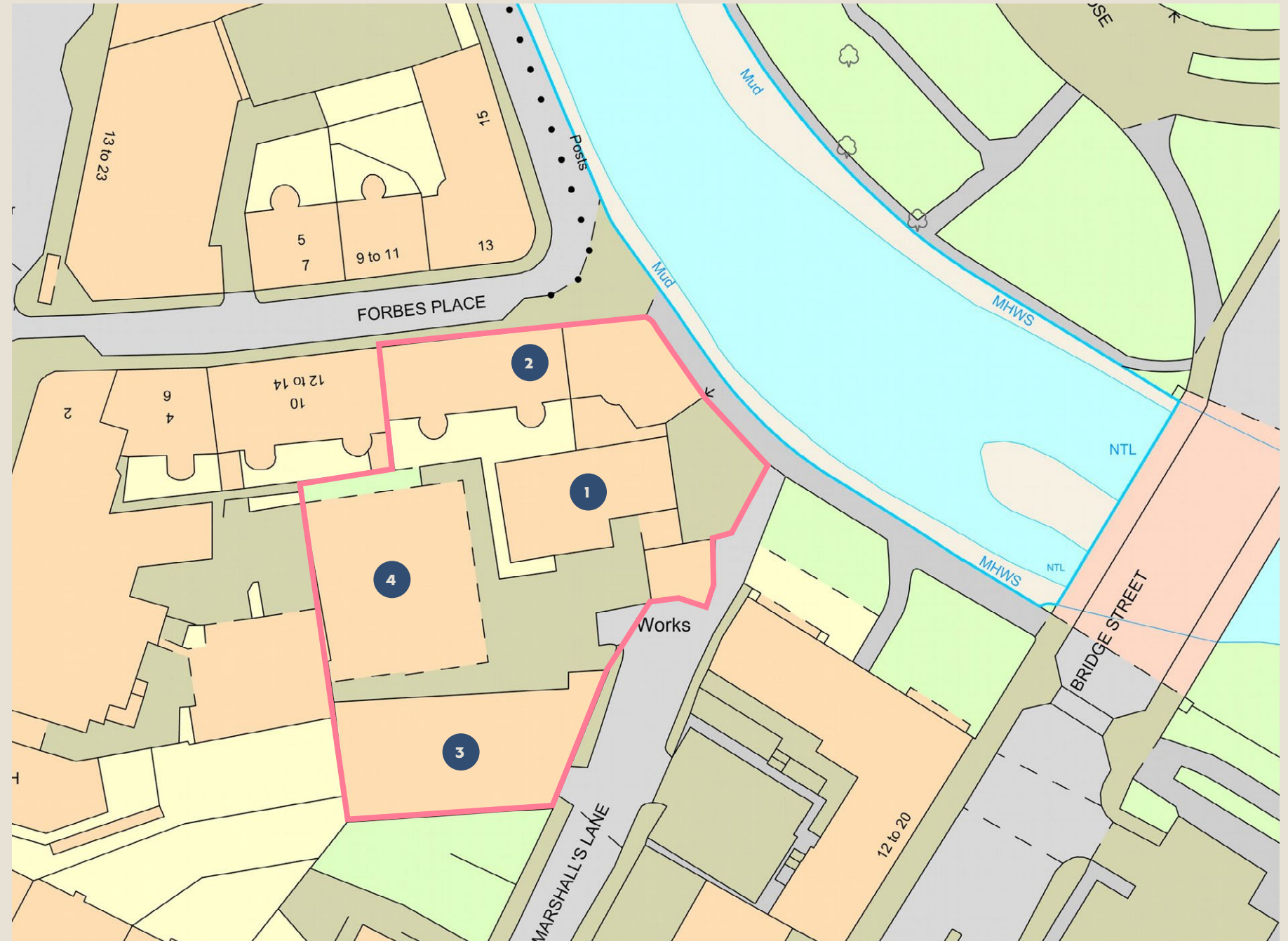
The site was formerly used as office and administration accommodation. The site extends to an area of approx. 0.29 Ha (0.72 Acres), comprising:

1. Kelvin House, Marshall's Lane
2. 14-20 Forbes Place
3. Former Depot
4. Decked Car Park

The subjects also include an electrical sub-station accessed from the car park, adjacent to the southern elevation of Kelvin House.

To the north of the site is Forbes Place then tenement properties (mainly residential). To the east is White Cart Water then Paisley Abbey. To the south is Marshall's Lane then The Millhouse, a new development of 34 apartments. To the west are tenement properties / car parking along Causeyside Street, a main throughfare and retail location with Paisley town centre.

The site has three access points; Forbes Place to the north, Marshall's Lane to the south east and Cart Walk to the east which links to Bridge Street (pedestrian only). Vehicular access on Forbes Place is restricted to one way movement (east to west) on a single lane carriageway, accessed from Causeyside Street. The pedestrian access on Bridge Street comprises a riverside walkway which provides a link to the town centre.



KELVIN HOUSE

Kelvin House is a vacant three-storey building with art deco frontage, formerly in office use. The property was completed in 1939 and comprises a rectangular floorplate over ground, first and second floors, connecting onto a corridor bridge link and two-storey tower to the south (added in 1949). Floorplans are available from the selling agent. An architectural review of the property (Category C Listed) can be found on the Historic Environment Scotland website:

<https://portal.historicenvironment.scot/designation/LB50176>

The building extends to an approximate Gross Internal Area of 765.94 sq m (8,244.5 sq ft) comprising:

Ground floor (approx. 321.63 sq m / 3,461.0 sq ft)

First floor (approx. 236.56 sq m / 2,546.3 sq ft)

Second floor (approx. 207.75 sq m / 2,236.2 sq ft)



14-20 FORBES PLACE

The vacant tenement properties extend along Forbes Place, turning to face White Cart Water along River Cart Walk. Constructed around 1830 and formerly in office use, the eastern element of the terrace is connected to Kelvin House on three levels via a 1970's extension. Floorplans are available from the selling agent. An architectural review of the property (Category B Listed) can be found on the Historic Environment Scotland website:

<https://portal.historicenvironment.scot/designation/LB38977>

The buildings extend to an approximate Gross Internal Area of 1,393.34 sq m (14,997.8 sq ft), excluding the link corridor to Kelvin House, comprising:

Ground floor (approx. 386.0 sq m / 4,154.9 sq ft)

First floor (approx. 386.0 sq m / 4,154.9 sq ft)

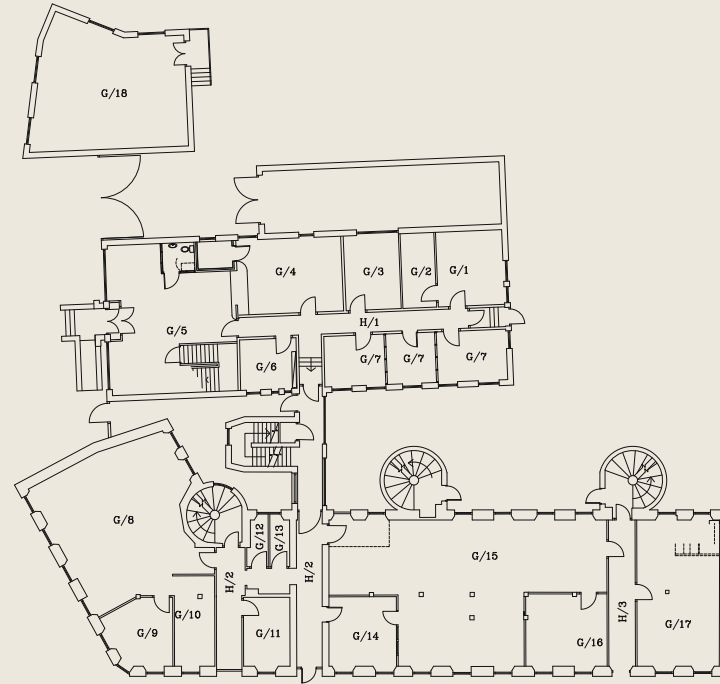
Second floor (approx. 386.03 sq m / 4,155.2 sq ft)

Attic (approx. 235.31 sq m / 2,532.9 sq ft)

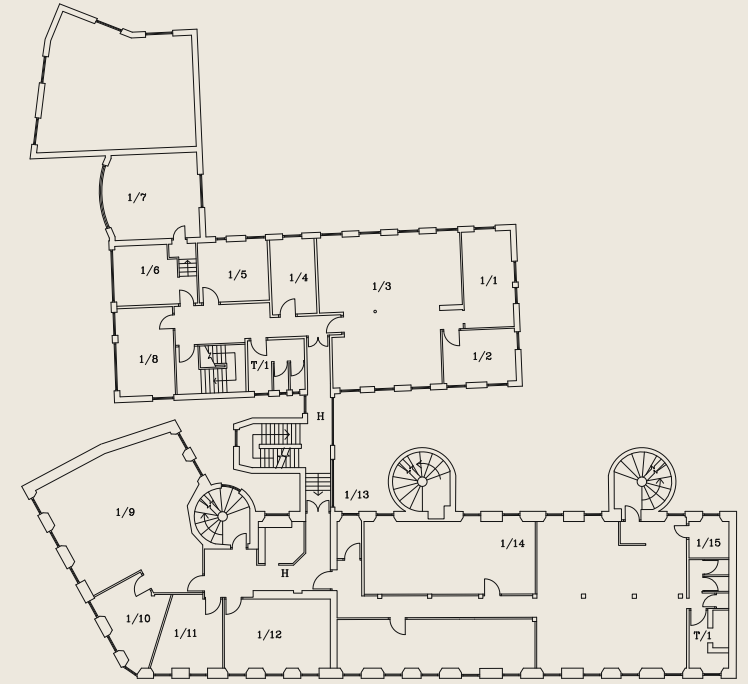


KELVIN HOUSE AND 14-20 FORBES PLACE FLOORPLANS

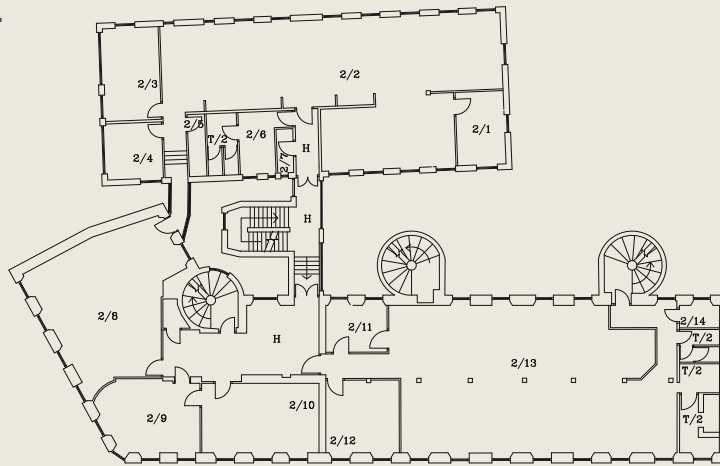
Ground



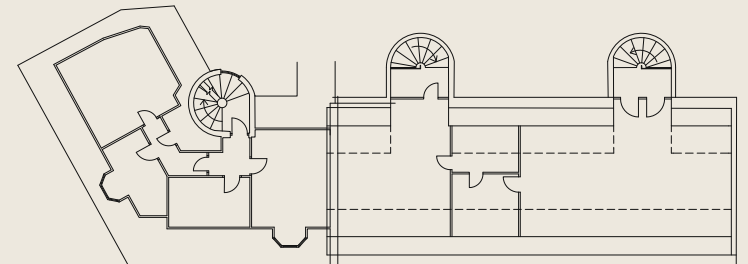
First Floor



Second Floor



Attic



FORMER DEPOT

The vacant depot building faces Marshall's Lane and is constructed of brick with a with a corrugated roof finish on steel trusses. The building extends to an approximate Gross Internal Area of 524 sq m (5,640 sq ft).

DECKED CAR PARK

To the rear of the site is a steel framed deck used for car parking on the upper level and beneath. The upper level is under long-term lease to a third party (details available from the selling agent) with access from neighbouring premises. The ground floor land under the upper level car parking area is part of the site for sale and is accessed from Marshall's Lane.



PLANNING

Use Class: Kelvin House and 14-20 Forbes Place were previously occupied as offices under Class 4 (Business) Use.

Local Development Plan: The site is designated within a Strategic Centre and subject to Policy C1 – Renfrewshire’s Network of Centres. This policy notes that ‘Development that will strengthen the network and enhance its centres, ensuring they are places which are vibrant, inclusive, accessible and complimentary, as well as compatible with surrounding land uses will be welcomed.’

Listed Building Application:

Ref: 22/0740/LB

Description: Demolition of Kelvin House

Applicant: Renfrewshire Council

Status: Awaiting Decision

Comment: Full documentation and a description of the current status of the application are available from the selling agent.

Conservation Area: The site is within Paisley Town Centre Conservation Area.

Listing: Kelvin House is Category C Listed (LB50176). 14-20 Forbes Place is Category B Listed (LB38977).

Development Brief 2024: Renfrewshire Council has produced a Development Brief for the site, available from the selling agent. The document sets out the context of the site and presents guidance on future development.

Potential Alternative Uses: The site has a range of refurbishment and new build development opportunities for commercial; residential; hospitality; and institutional uses, subject to obtaining the necessary consents.

For further information on planning please contact Renfrewshire Council’s planning department at dc@renfrewshire.gov.uk or 0300 300 0144.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates for Kelvin House and 14-20 Forbes Place are available from the selling agent.

METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the site as a whole is offered for sale.

A Process Letter will be provided to interested parties outlining offer requirements.

The owner reserves the right to sell the property without reference to any other party.

Only indicative boundaries are provided within this sales brochure and should not be relied upon.



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FURTHER INFORMATION

Parties should note interest with Avison Young in the first instance in order to be kept informed of any closing date set, arrange any viewings and receive further information.

Viewings are strictly by appointment only.

A Data Room is also available to interested parties containing:

- Floorplans
- Development Brief
- Listed Building Application documents
- Asbestos Reports
- EPC
- Title Information
- Car Park Lease

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August 2024



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