

FORMER CHIVAS BROTHERS HEADQUARTERS SITE

Approx. 0.84 Ha (2.1 Acres)
Prominent Roadside Site
with Refurbishment and
New Build Development
Potential for a Range of Uses

111-117 Renfrew Road, Paisley, Renfrewshire PA3 4DY



Renfrewshire
Council

AVISON
YOUNG

SUMMARY

Site extending to approx. 0.84 ha (2.1 acres) with refurbishment / new build development potential, subject to consents

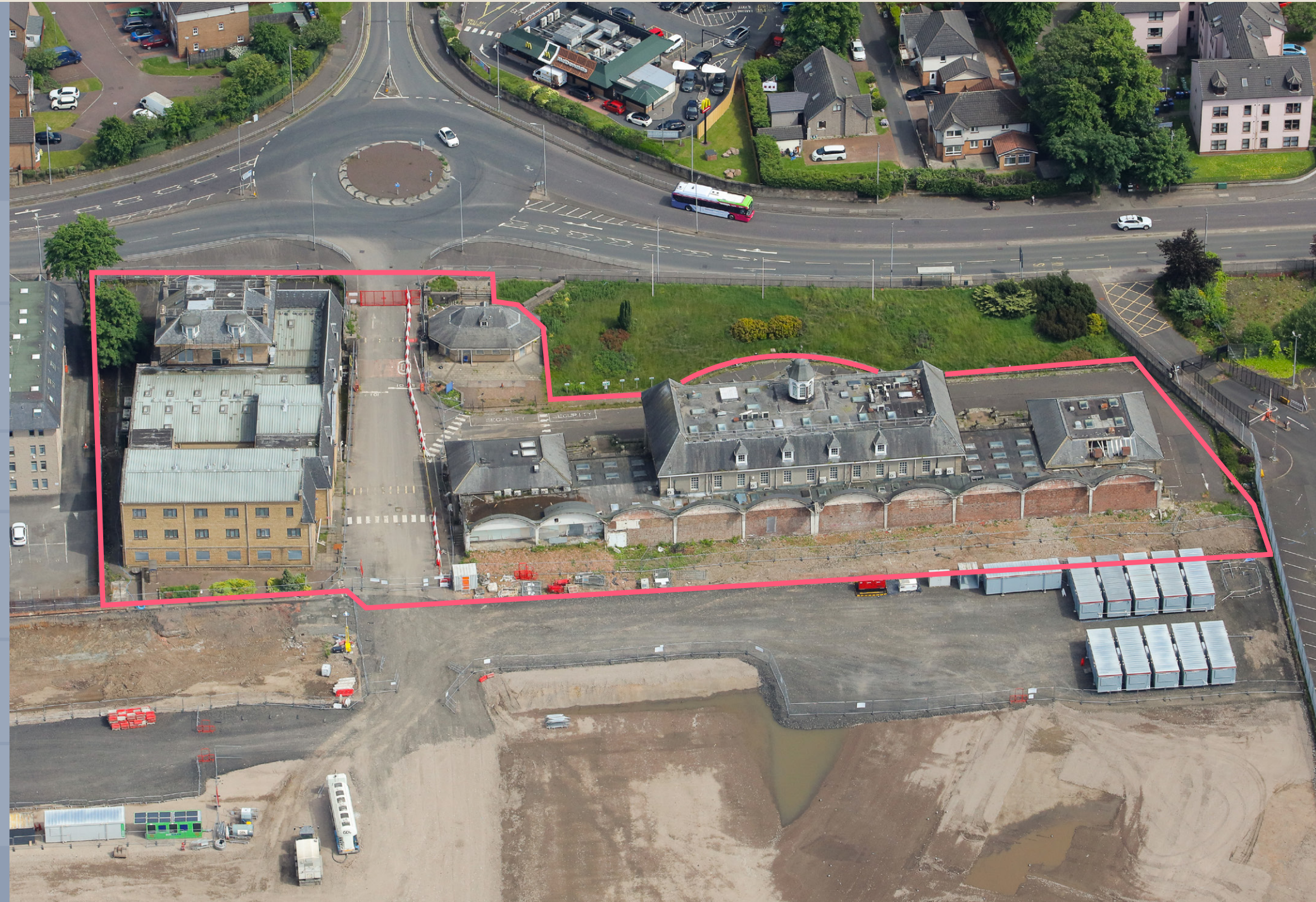
Located around 1km north of Paisley town centre, in a prominent roadside location with direct roundabout access from Renfrew Road (A7410)

Site contains the former Chivas Brothers Administration Building and Kersland House

Positioned adjacent to the new Paisley Grammar School (under construction) and planned link road to the new White Cart Bridge

Opportunity for a range of uses including commercial; residential; food & drink; leisure; hospitality and nursery, subject to consents

Sale of the whole on behalf of Renfrewshire Council – parties wishing to purchase part of the site should contact the selling agent



LOCATION

The Chivas site is located to the west of Renfrew Road (A7410), around 1 km north of Paisley town centre. Paisley is Scotland's fifth largest settlement (and largest town) with a population of around 77,250 (mid-2020 estimate, NRS). The town is the administrative centre for the Renfrewshire Council area.

Large centres of employment in and around Paisley include Glasgow Airport; Westway Industrial Park; Linwood Industrial Estate; Hillington Park; University of the West of Scotland; Renfrewshire Council and the NHS (Royal Alexandra Hospital).

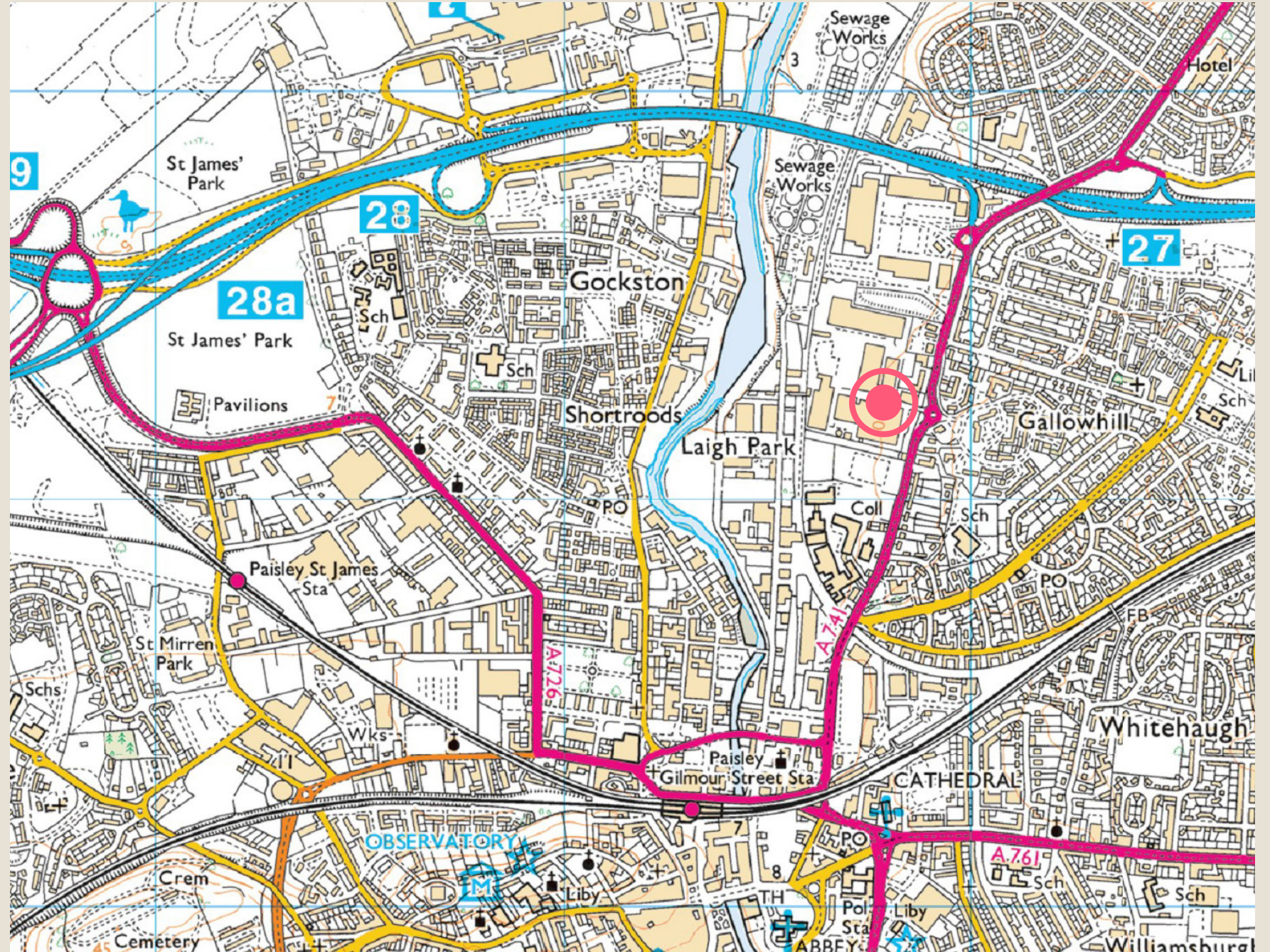
Educational facilities within Paisley include 4 secondary schools; the University of the West of Scotland campus and the West College Scotland campus.

The town has a range of retail, leisure, hospitality and commercial facilities, with Paisley Abbey close to the centre. Other local amenities include Glenniffer Braes Country Park, Paisley Golf Club, Paisley Town Hall (newly refurbished), the new Paisley Central Library and Paisley Museum (under renovation).

Junction 27 of the M8 motorway is around 500m north of the subjects. Paisley Gilmour Street railway station is around 1,250m south. Glasgow airport is around 1,250m north-west. Regular bus services run from outside the site to Paisley town centre.

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

- Gallowhill Primary School, Paisley
- St Catherine's Primary School, Paisley
- Paisley Grammar School, Paisley
- Trinity High School, Renfrew



1. Former Chivas Brothers Headquarters Site
2. Abbotsinch Shopping Park
3. Glasgow Airport
4. Westway Industrial Park
5. Junction 27 of the M8 Motorway
6. St Catherine's Primary School
7. West College Scotland
8. Abercorn Industrial Estate
9. Paisley Retail Park
10. Piazza Shopping Centre
11. Paisley Gilmour Street Railway Station



PAISLEY INVESTMENT PROGRAMME

A significant programme of investment is planned close to the site and within Paisley.

Paisley Grammar School A new secondary education facility is currently under construction to the west of the site. Due to open in Summer 2026, the school will have a capacity of around 1,350 pupils.

AMIDS South Renfrewshire Council and the UK Government Levelling Up Fund are progressing a transport project to improve links between Paisley town centre and the Advanced Manufacturing Innovation District Scotland. AMIDS is a 52 ha site with development proposals for an innovation, research and manufacturing centre.

A new East West link road from Renfrew Road (to the south of the site) to a new White Cart Road Bridge is planned, enabling better access to Inchinnan Road.

Further details are available from the selling agent.

1. Former Chivas Brothers Headquarters Site
2. New Paisley Grammar School (Under Construction)
3. Proposed East-West Link Road
4. Proposed New White Cart Crossing
5. Proposed New Riverside Road (Abercorn Street to Inchinnan Road)
6. Proposed New Junction at Inchinnan Road



CGI IMAGE OF PROPOSED NEW LINK ROAD



DESCRIPTION

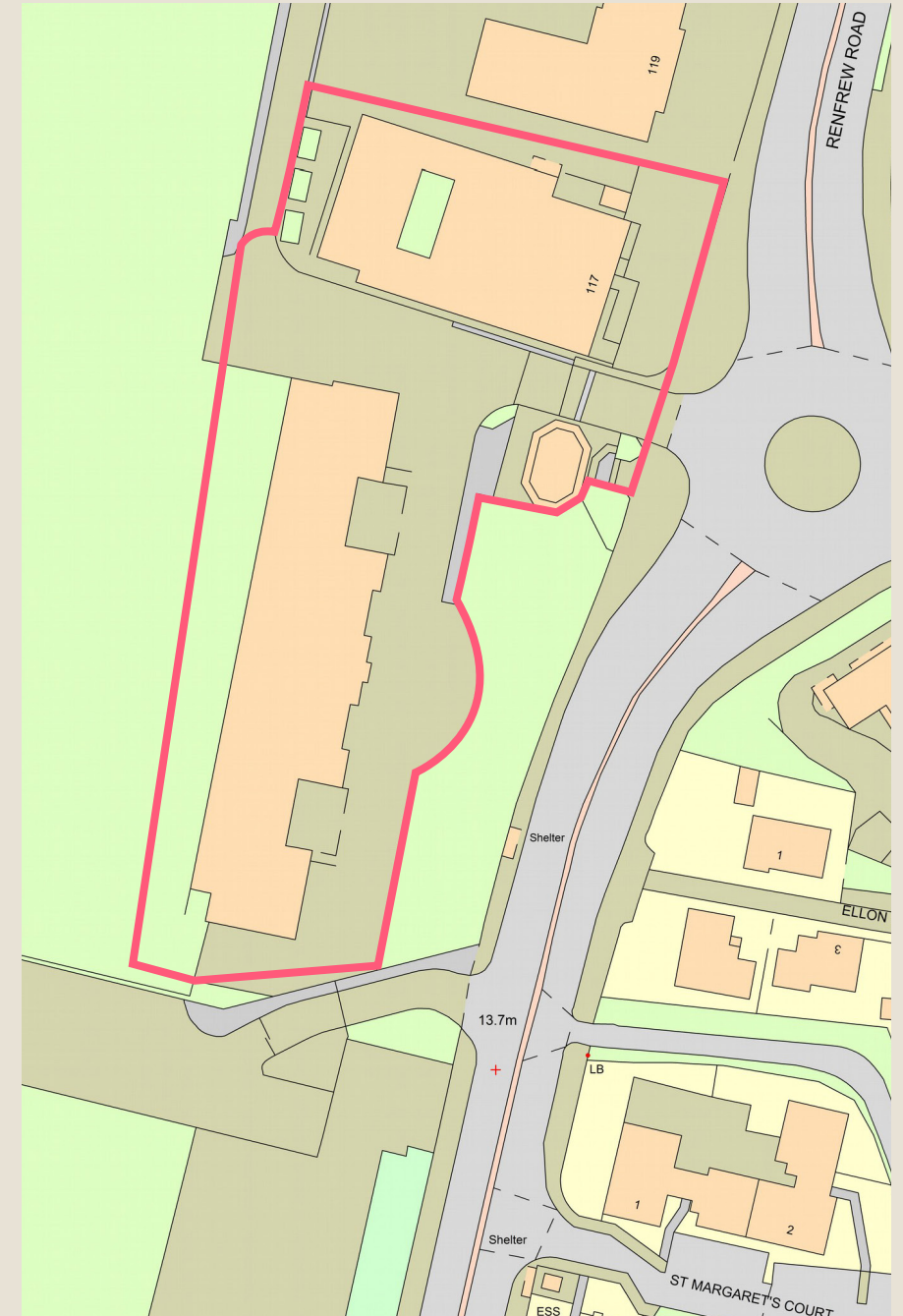
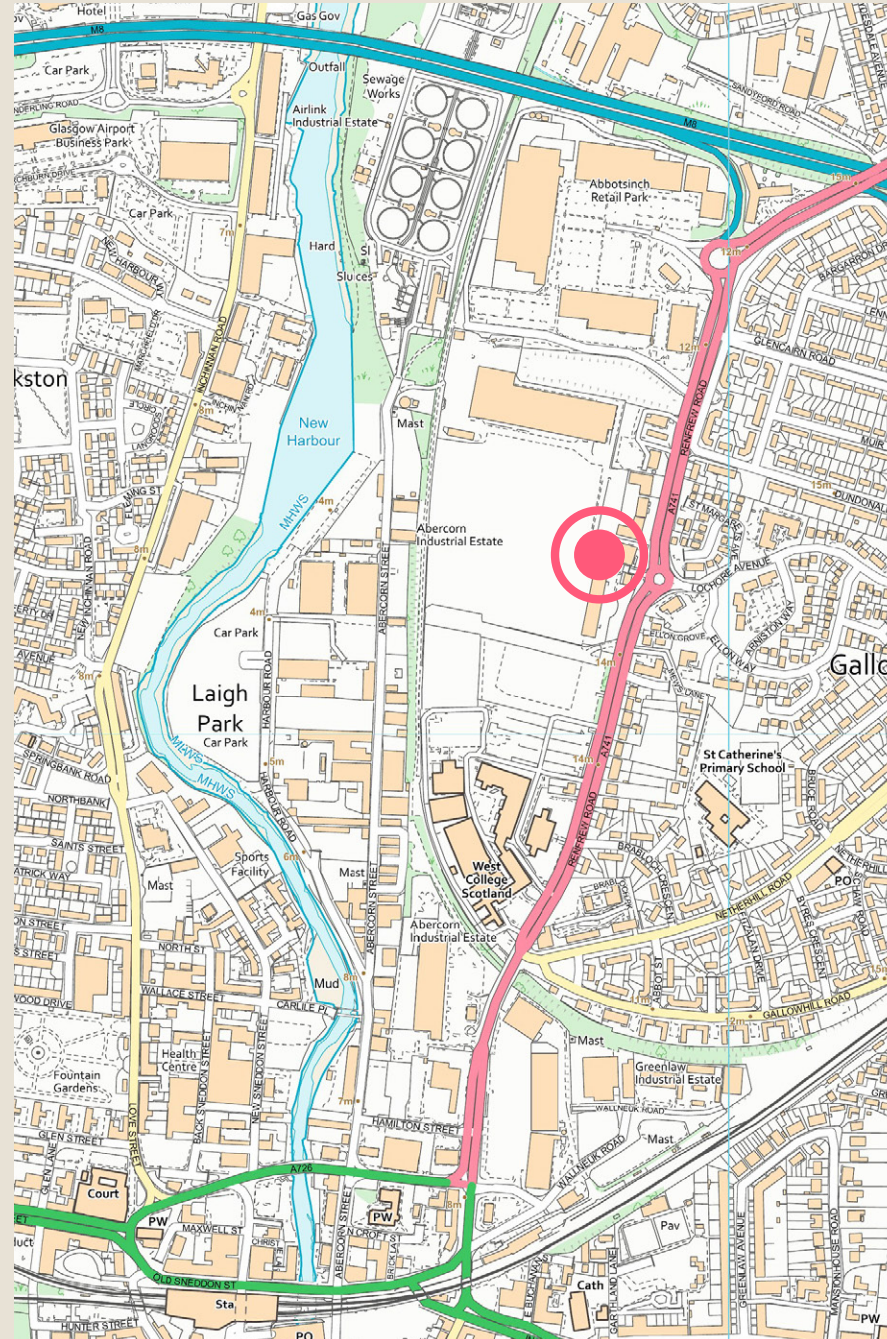
The site was formerly the office and administration headquarters for the Chivas Brothers, whose bottling and warehousing operations were undertaken immediately to the west. The site extends to an area of approx. 0.84 ha (2.1 acres), comprising:

- Chivas Brothers Administration Building ('Chivas Building')
- Kersland House
- The Gatehouse
- Internal roads, footpaths and parking areas
- Landscaped grounds

To the north of the site is an attractive villa used as office accommodation.

To the east is Renfrew Road then a McDonald's restaurant and residential properties.

To the south is the proposed location of a new east west link road then open ground under the ownership of West College Scotland. To the west is the location of the new Paisley Grammar School, currently under construction.



CHIVAS BUILDING

The three-storey rectangular Listed building was formerly the office / corporate headquarters of the Chivas Brothers company, renowned as one of the world's leading producers of high-quality blended Scotch Whisky. The substantial property was built between 1962-64 and formed the main frontage to warehousing and bottling facilities which have now been demolished. The building comprises a large central block with adjacent side wings and pavilions – floor plans are available from the selling agent.

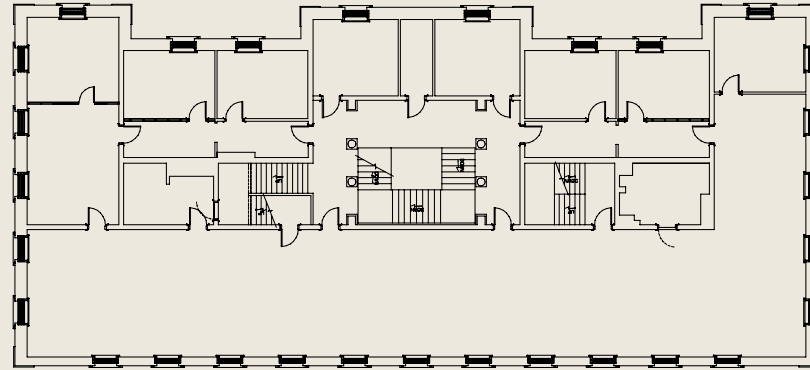
The building extends to an approximate Gross Internal Area of 2,487 sq m (26,770 sq ft) comprising ground floor (approx. 1,510 sq m / 16,254 sq ft), first floor (approx. 600 sq m / 6,458 sq ft) and second floor (approx. 377 sq m / 4,058 sq ft) accommodation.

Its historic design (emulating Scottish country house architecture of the late 17th and 18th centuries), use of traditional materials and its rich decorative treatment is highly unusual for a building of a mid-20th century date. An architectural review of the property can be found on the Historic Environment Scotland website:

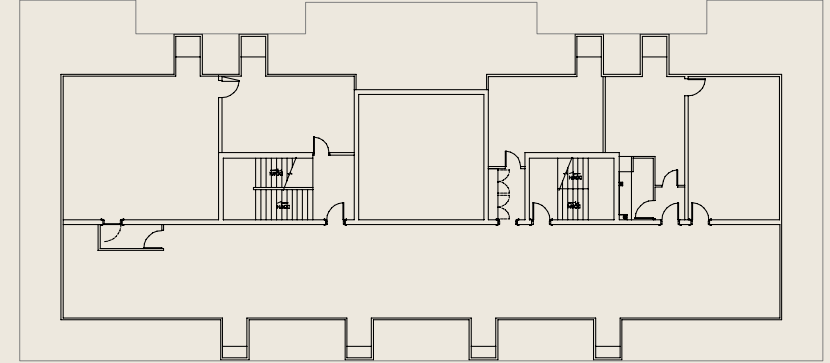
<https://portal.historicenvironment.scot/designation/LB52604>



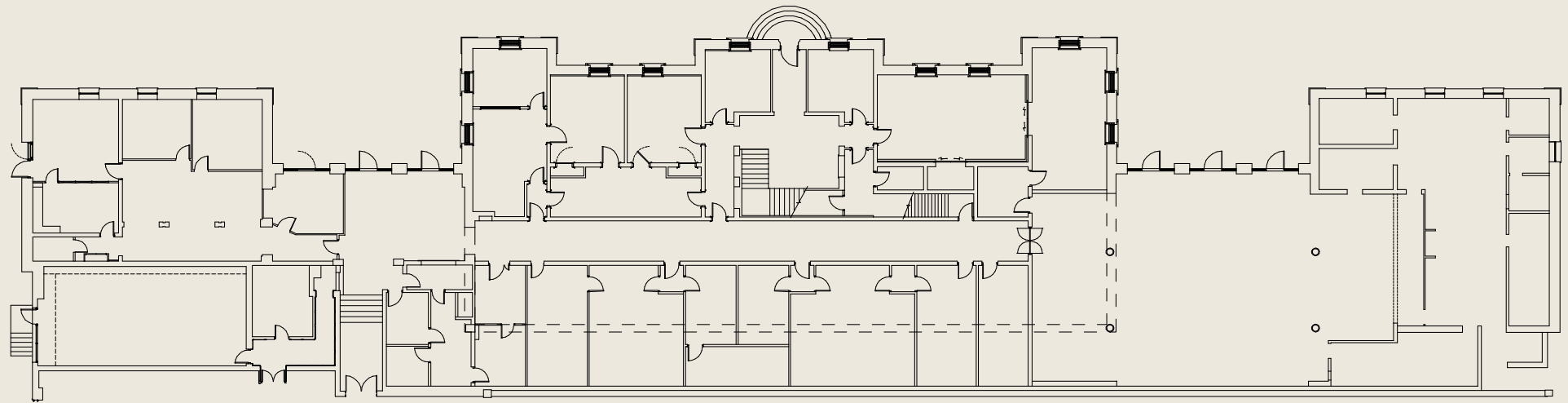
CHIVAS BUILDING FLOORPLANS



First Floor



Second Floor



Ground Floor

KERSLAND HOUSE

The four-storey detached property was originally a residential villa prior to its conversion and extension by Chivas Brothers for use as office accommodation. The original villa dates from around 1870 with the extension dating from 1993. Floor plans are available from the selling agent.

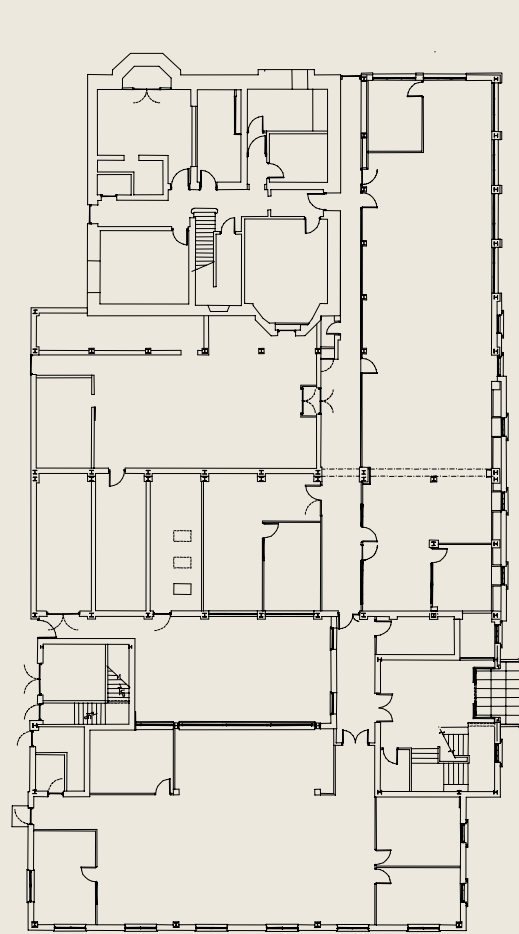
The building extends to an approximate Gross Internal Area of 3,031 sq m (32,625 sq ft) comprising ground floor (approx. 1,158 sq m / 12,465 sq ft), first floor (approx. 1,165 sq m / 12,540 sq ft), second floor (approx. 588 sq. m / 6,329 sq ft) and third floor (approx. 120 sq m / 1,292 sq ft) accommodation.

THE GATEHOUSE

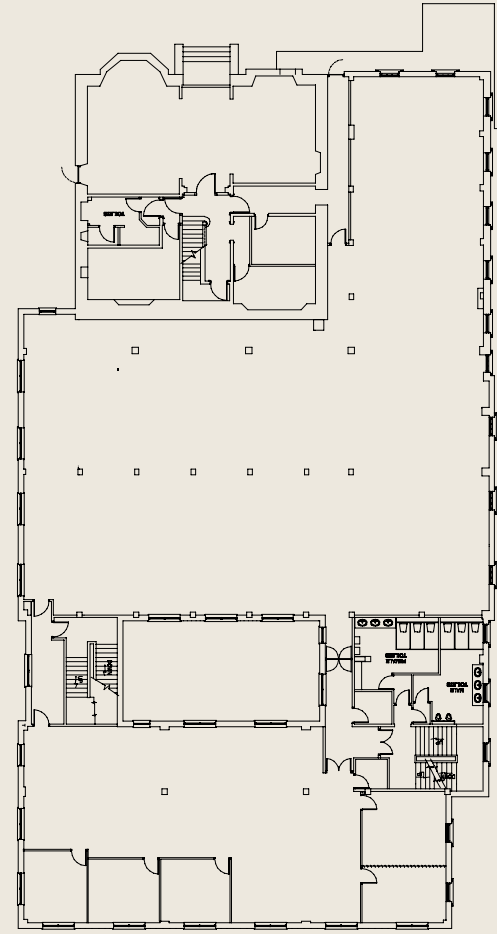
The two-storey entrance lodge was built at the same time as the Chivas Building and was formerly used as a check point for vehicular access into the wider site.



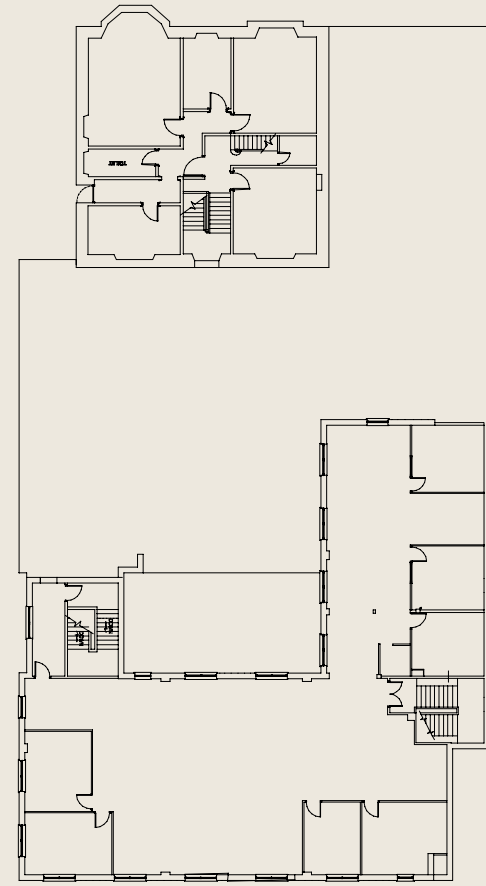
KERSLAND HOUSE FLOORPLANS



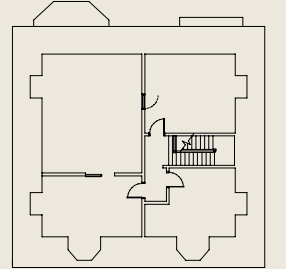
Ground Floor



First Floor



Second Floor



Third Floor

PLANNING

Use Class: The Chivas Building and Kersland House were previously occupied as offices under Class 4 (Business) Use.

Local Development Plan: The site is designated under Policy E3 Transition Areas which states that "Development proposals or a change of use within Transition Areas require to be able to co-exist with existing uses, having no significant effect on the character and amenity of the surrounding area and demonstrate that it does not have an adverse effect on the integrity of any European sites. Figure 2 within the New Development Supplementary Guidance lists the areas identified as being in transition and the acceptable uses within these sites."

In addition, the Chivas Building (not Kersland House) is also designated as a Development Opportunity Site.

Conservation Area: The site is not within a Conservation Area.

Listing: The Chivas Building is Category C Listed (LB52604), excluding the interior. Kersland House and the Gatehouse are not listed.

Development Brief 2023: Renfrewshire Council has produced a Development Brief for the site. The document sets out the context of the site and presents a number of indicative site layout options for office, residential and hotel use.

Potential Alternative Uses: The site has a range of refurbishment and new build development opportunities for commercial; residential; food & drink; leisure; hospitality; and nursey 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 the Chivas Building and Kersland House are available from the selling agent.

RATEABLE VALUE

The Chivas Building is presently entered into the Valuation Roll as a Factory with a Ratable Value of £82,000. For detailed information please contact the Local Assessor.

METHOD OF SALE

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

The site is offered for sale as a whole but parties wishing to purchase part of the site should contact the selling agent to discuss their interest.

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

Given short-term school construction access / utility upgrade requirements through the site, offers based upon the following will be considered:

- Offer Option 1: Immediate purchase with access and utility upgrade rights reserved over the road area.
- Offer Option 2: Delayed purchase until unburdened vacant possession can be provided over the road area during which pre-development actions can be undertaken by the preferred bidder.

Full details are available from the selling agents.

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
- Architectural Review and Indicative Layouts
- Development Brief
- Asbestos Reports
- EPC
- Paisley Grammar School Planning Information
- Link Road and White Cart Bridge Planning Information
- Title Information
- Listing Information

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October 2024


Renfrewshire
Council