



Located within this popular location, close to the main A737 road, Macdowall Street offers fast access to the motorway network, with junction 29 of the M8 motorway less than three miles away. You can be in central Glasgow in about twenty minutes, while the airport is just four miles, or less than ten minutes away. The train station (which is within a very short stroll) provides access to Paisley and Glasgow city centre to the East and is on the Ayr line going West. There is also an excellent bus service to Paisley, Glasgow and the coast. The local primary and secondary schools are both within close proximity.

The major shopping centre at Braehead is just beyond the airport, while Johnstone itself still retains many friendly, traditional independent shops, a few larger stores, bars, restaurants and a swimming pool. The town centre was designed on a formal grid pattern and the original layout, featuring two civic squares, has been extensively restored in recent years. As well as easy and fast commuting, Johnstone offers fast access to the countryside and coast of Ayrshire to the South.



Cochrane Castle Golf Course, Johnstone Square and Cycle Path



PLANNING

Planning permission was previously granted on the 13th May 2008 (08/0119/PP) for the erection of ten apartments, a commercial unit, access road and parking, however, this planning has since lapsed. New drawings have been produced to construct two separate blocks, comprising of 14 one and two bedroom apartments with parking, drawings included. It should be noted that these revised plans have not been submitted to Renfrewshire Council for approval. It is also assumed that the site has no onerous burdens or restrictive servitudes within the title.

Gross Floor Areas for the proposed drawings are as follows:

BLOCK A - 6 APARTMENTS
2 x Two Bedroom Apartment - 60.42 Sq M
4 x Two Bedroom Apartment - 50.92 Sq M

BLOCK B - 8 APARTMENTS
3 x One Bedroom Apartment - 50.92 Sq M
1 x One Bedroom Apartment - 44.86 Sq M
1 x Two Bedroom Apartment - 53.43 Sq M
3 x Two Bedroom Apartment - 56.83 Sq M

14 Apartments IN TOTAL

17 Parking Spaces



RESIDENTIAL SALES VALUE

Due to the popular location we feel demand will be high for these units, once constructed, and if planning is approved. We have carried out our own market research and spoken to a local chartered surveyor and would suggest the following re-sale valuations. Valuations are based upon the revised drawings that have not yet been submitted to Renfrewshire Council for approval.

BLOCK A
2 x Two Bedroom Apartment - 60.42 Sq M
£105,000 x 2 = £210,000

4 x Two Bedroom Apartment - 50.92 Sq M
£100,000 x 4 = £400,000

BLOCK B
3 x One Bedroom Apartment - 50.92 Sq M
£85,000 x 3 = £255,000

1 x One Bedroom Apartment - 44.86 Sq M
£82,500 x 1 = £82,500

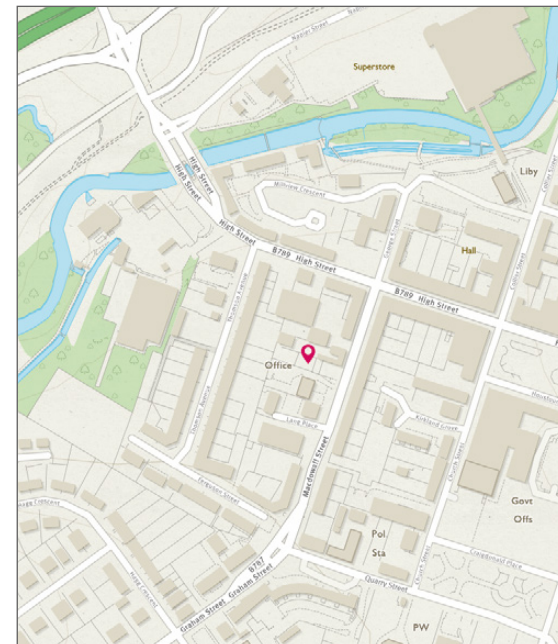
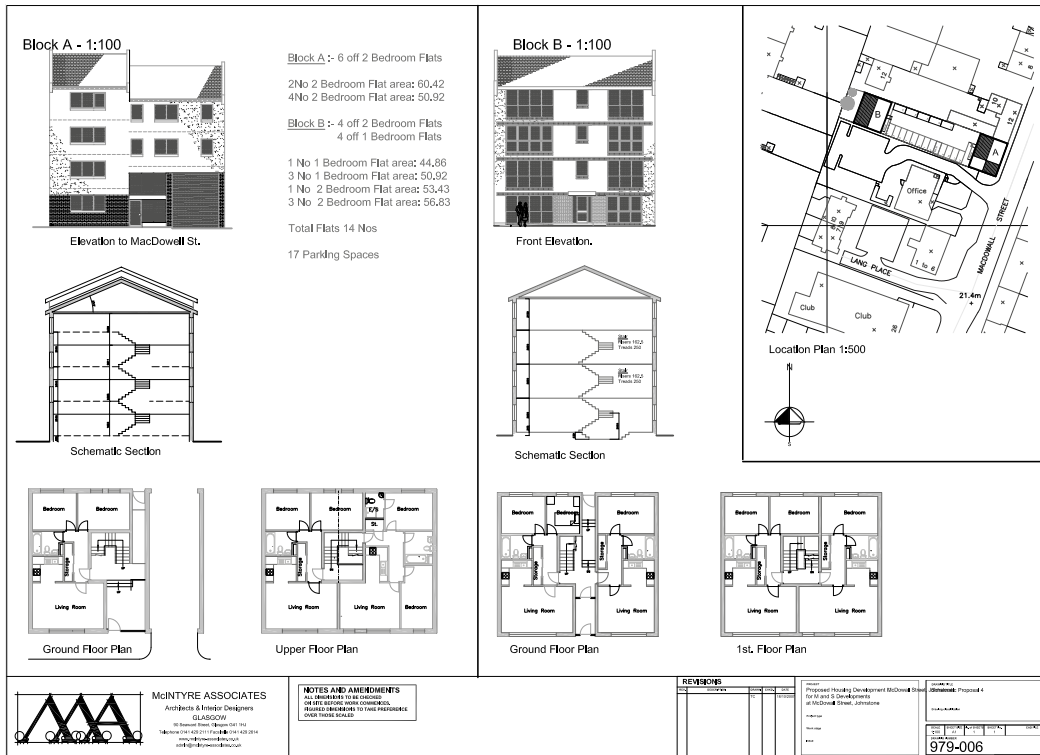
1 x Two Bedroom Apartment - 53.43 Sq M
£105,000 x 1 = £105,000

3 x Two Bedroom Apartment - 56.83 Sq M
£107,500 x 3 = £322,500

TOTAL (Potential) GDV = £1,375,000

SERVICES

We believe that all main services are located in the vicinity of the site. There are residential dwellings in the locale, which all have access to services. However, prospective purchasers should make their own enquiries with the appropriate service providers.



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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