

Computer Generated Image



DEVELOPMENT PLOT, NORTH STREET
HOUSTON, JOHNSTONE, RENFREWSHIRE

Galbraith

DEVELOPMENT PLOT, NORTH STREET, HOUSTON, JOHNSTONE, RENFREWSHIRE

An exceptional development opportunity within the desirable village of Houston

Glasgow 15 miles ■ Edinburgh 62 miles

- Development plot with planning consent for a 5 bedroom detached dwellinghouse
- Located in the desirable village of Houston close to amenities
- Within commuting distance of Glasgow
- Sizeable plot for the creation of garden ground.

About 0.07 HA (0.17 Acres)

Galbraith

Stirling
01786 434618
stirling@galbraithgroup.com





SITUATION

The Plot on North Street is located in the desirable and leafy village of Houston, situated in the heart of rural Renfrewshire, some 2 miles from Bridge of Weir and 4 miles from Kilmacolm. The village of Houston is convenient to the A737 dual carriageway providing links with Paisley, Glasgow Airport which is around 7 miles from the property and the M8 providing swift access to the City of Glasgow.

The village of Houston offers established nursery, primary schools and secondary schooling at Abbey Nursery, Houston Primary and St Fillans's RC Primary and the highly regarded Gryffe High School respectively. The village is served by several quaint pubs and restaurants, village tea room, pharmacy and a number of local shops catering for day to day requirements, as well as a doctor's and dental surgery. Houston is also home to the well renowned Strathgryffe Tennis, Squash and Fitness Club. Larger supermarkets can be found in nearby Johnstone and Paisley.

Glasgow 15 miles to the east has earned its reputation as one of the UK's leading cities for retail, offering a range of shopping centres and previously being named as European City of Culture and European City of Architecture and Design. Glasgow, is also rich in centres of cultural excellence including the newly refurbished Kelvingrove Art Gallery & Museum, the Transport Museum, the Glasgow Science Centre, and the Royal Concert Hall, various theatres, the Burrell Collection within Pollok Country Park and many other places of interest.

Local independent schooling is provided at St Columba's School within the nearby village of Kilmacolm, has an enviable academic record and offers education from nursery school to secondary level. Glasgow has a number of highly reputable private schools which include Glasgow and Kelvinside Academies, The High School of Glasgow, Hutcheson Grammar, St Aloysius and Craigholme School for Girls. All of these schools are acknowledged for their academic excellence, with further education available at top UK universities such as Glasgow University, Strathclyde University and Glasgow Caledonian University as well as a number of colleges.

A regular bus service from Houston connects to Greenock, Port Glasgow, Linwood, Braehead and Glasgow's Buchanan Street, while nearby Johnstone Railway Station, whose 'park and ride' has recently been extended, provides a regular service to Glasgow Central in just 16 minutes. The Erskine Bridge being only 8 miles away provides swift access to the north of Glasgow, and Loch Lomond and The Trossachs offer a range of watersports, mountaineering and hillwalking opportunities. The coastal villages of both Inverkip and Largs are within a short distance of Houston and provide popular marinas, with excellent yachting facilities available at Gourrock.

DESCRIPTION

The subjects of sale presents a fantastic and rare development opportunity to create an attractive detached dwellinghouse within the heart of the sought after village of Houston. The Plot on North Street extends to approximately 0.07 HA (0.17 Acres) in total and occupies a private but highly accessible location within the village. Planning consent was obtained on 24/08/2021 for the erection of a 5 bedroom residential dwellinghouse. Full details of the planning consent and attached conditions can be obtained from the Renfrewshire Council website (www.renfrewshire.gov.uk) quoting Planning Reference Number: 21/1267/PP.

METHOD OF SALE

For sale as a whole.

SERVICES

Mains Electricity and Water are available nearby.

Planning consent includes plans for Mains Drainage.

Please note, the cost for all service connections is to be borne by the purchaser(s).



WHAT 3 WORDS

The site location can be found using the what3words app or by clicking on the following link w3w.co/exporters.director.mason

POST CODE

PA6 7HJ

SOLICITORS

Turcan Connell
Princes Exchange
1 Earl Grey Street
Edinburgh
EH3 9EE
T: 0131 228 8111

ENTRY

Entry will be by mutual agreement.

LOCAL AUTHORITY

Renfrewshire Council
Renfrewshire House
Cotton Street
Paisley
PA1 1AN
W: www.renfrewshire.gov.uk
T: 0300 300 0300

THIRD PARTY RIGHTS AND SERVITUDES

The subjects are sold together with, and subject to, all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in respect thereof.

DESIGNATIONS

The subject of sale fall within the Houston Conservation Area, and Tree Preservation Order Area. Further details are available via Renfrewshire Council website (www.renfrewshire.gov.uk)

DEPOSIT

A deposit of 10% of the purchase price shall be paid within seven days of completion of Missives. Deposit will be non-refundable in the event of the purchaser failing to complete for reasons not attributable to the Seller or their Agents.



Computer Generated Image



Computer Generated Image

VIEWING

Viewings are strictly by prior appointment and only through the Selling Agents.

ANTI MONEY LAUNDERING (AML) REGULATIONS

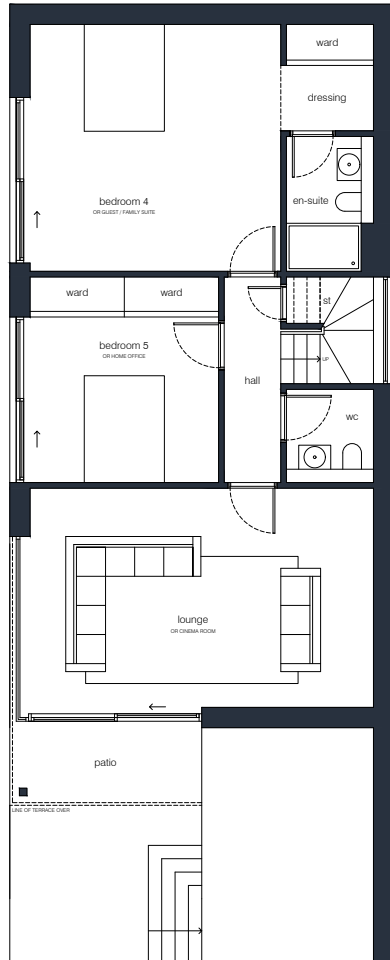
Please note that under the 2017 AML regulations we are legally required to carry out money laundering checks against purchasers. To enable us to complete these checks purchasers will need to provide along with their offer either:

- originals of primary (eg a passport) and secondary (eg current council tax or utility bill) ID; or
- copies of such primary and secondary ID certified and dated by the purchasers' solicitors as true copies along with written confirmation from the purchasers' solicitors that they accept that we will be relying on this copy ID for AML purposes.

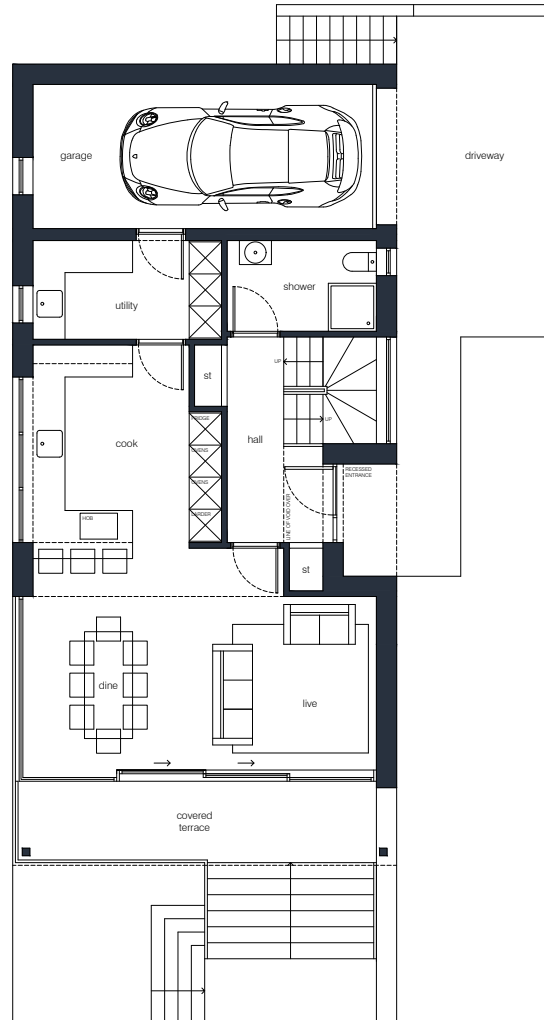
Failure to provide this information may result in an offer not being considered

IMPORTANT NOTES

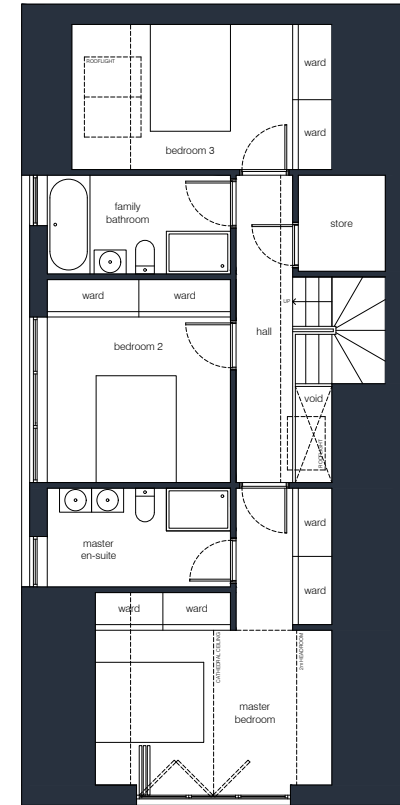
1. These particulars are intended to give a fair and overall description of the property. If any points are relevant to your interest, please ask for further information, prior to viewing. Prospective purchasers are advised to seek their own professional advice. 2. Areas, measurements and distances are given as a guide. Photographs depict only certain parts of the property. Nothing within the particulars shall be deemed to be a statement as to the structural condition, nor the working order of services and appliances. 3. These particulars shall not be binding on our clients whether acted on or otherwise, unless the same is incorporated within a written document, signed by our clients or on their behalf, satisfying the requirements of Section 3 of The Requirements of Writing (Scotland) Act 1995. 4. Closing Date - A closing date may be fixed. Prospective purchasers who have notified their interest through lawyers to Galbraith, in writing, will be advised of a closing date, unless the property has been sold previously. The Seller will not be obliged to accept the highest, or indeed any offer and has the right to accept an offer at any time or withdraw the property from the market. The Seller will not be liable for any costs incurred by interested parties. 5. Offers - Formal offers in the acceptable written Scottish Legal Form should be submitted to the local Galbraith office per these sale particulars, through a Scottish Lawyer, confirming: if an offer is in relation to the whole, or a specific lot, or a combination of lots, and if the offer is subject to the sale of a property, together with proof of funding and Identification. 6. Third Party Rights and Servitudes - The subjects are sold together with and subject to all existing rights of way, servitudes, wayleaves and others whether contained in the Title Deeds or otherwise, and purchasers will be deemed to have satisfied themselves in all respects thereof. 7. Photographs taken November 2021 8. Particulars prepared November 2021



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

GRAND TOTAL AREA

lower ground floor	83.96m ²
ground floor	62.12m ²
including garage & covered terrace	79.88m ²
1st floor	79.88m ²
including void	79.88m ²
total	162.84m²

richardpearsarchitect

18 Kingborough Gardens, Glasgow, G12 9JZ
phone 01793 616161 email richardpears@richardpears.com

client	Edwin & Evelyn
project	North Street, Houston
type	House Plans
site	not proposed
scale	1:50 @ A1
drawn	March 2021

AL(0)10 B



THIS DRAWING IS THE PROPERTY OF RICHARD PEARS ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION WITHOUT THE WRITTEN PERMISSION OF RICHARD PEARS ARCHITECT IS STRICTLY PROHIBITED.



FRONT (NORTH) ELEVATION



REAR (SOUTH ELEVATION)

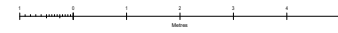
MATERIALS	
main roof	natural spruce stain with zinc ridge
exterior glazing	zinc half round
exterior walls	stainless steel
walls generally	exterior self-cleaning self-cleaning
walls to lower ground floor / recessed entrance	multiple brick by traditional brick & stone
front elevation window	patented window frame
other windows	aluminium composite framed
glazed double doors	aluminium composite framed
front double garage doors	hardwood
rooftops	concrete rooflights
balustrades	tempered glass system
stairs & steps	hardwood

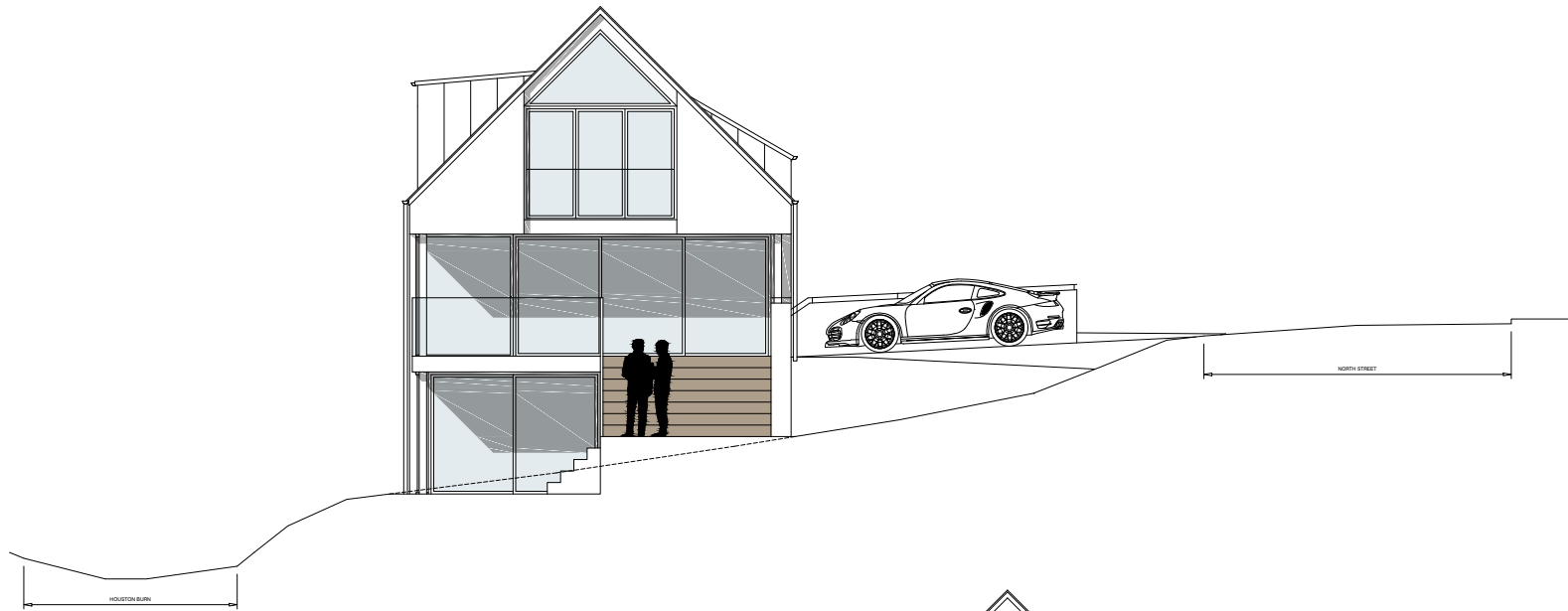
richardpearsarchitect

18 Kingsborough Gardens, Glasgow, G12 9JZ
 phone 01792 618831 email richardpears@richardpears.com

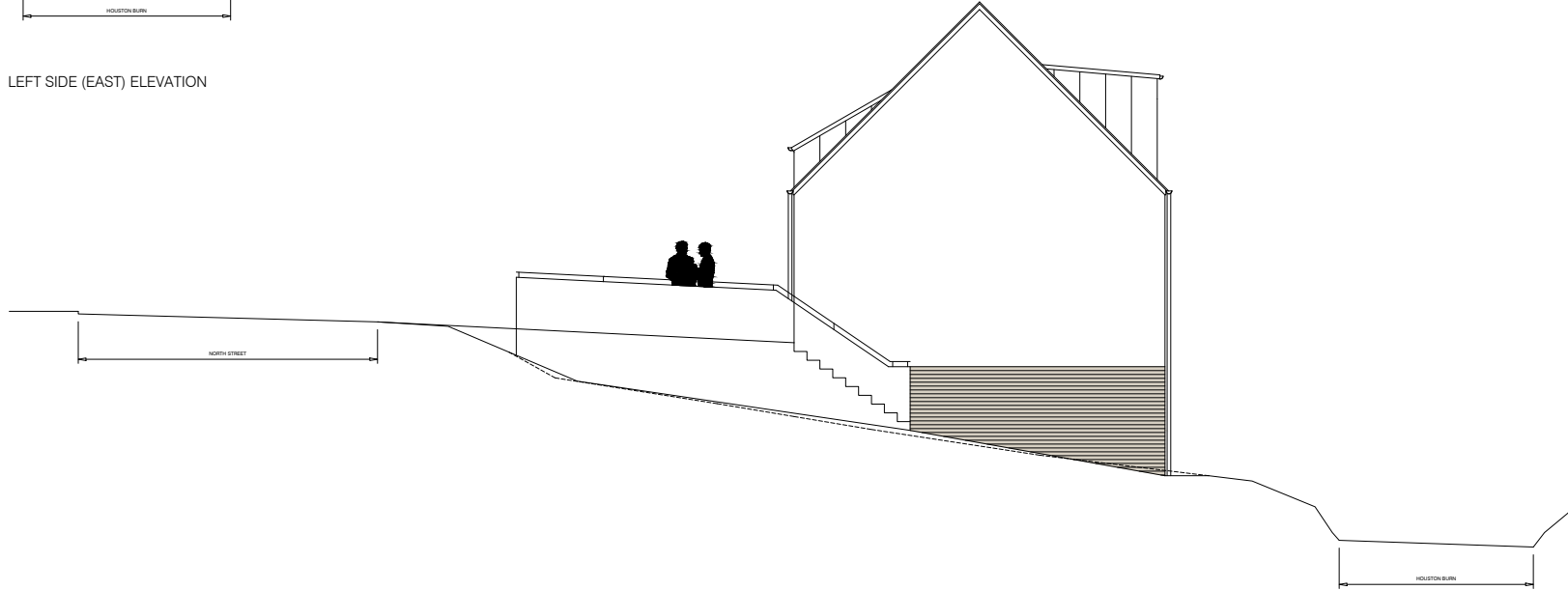
client	Edwinia Estates
project	North Street, Houston
location	Edinburgh, Scotland
site	Sheet 1
date	1.10.2011
drawn	ADD 2011

AL(0)50 A





LEFT SIDE (EAST) ELEVATION



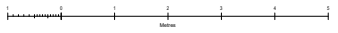
RIGHT SIDE (WEST) ELEVATION

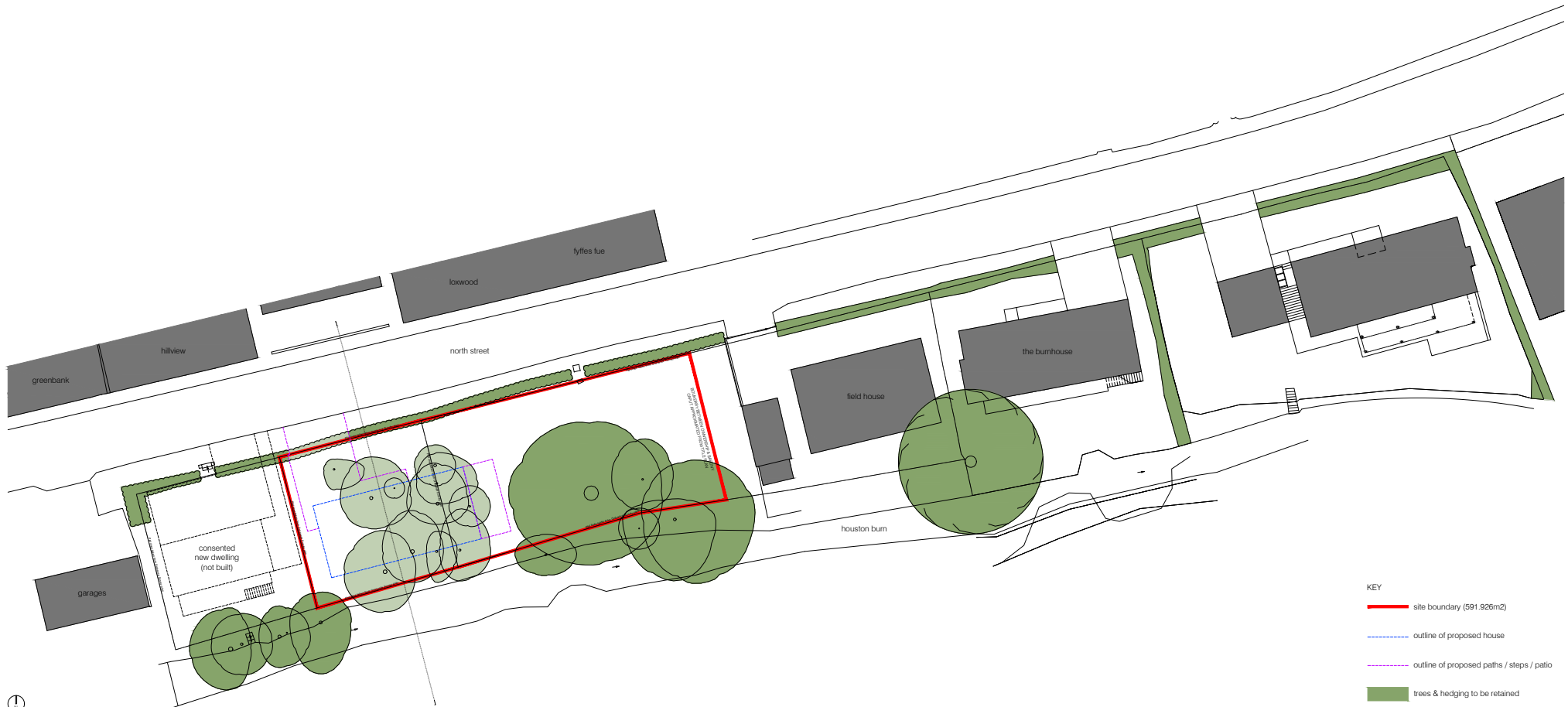
- LEGEND:**
- main roof: natural spruce stain with zinc roofing
 - gutter: metal
 - exterior walls: aluminum clad
 - exterior glazing: zinc had coated
 - interior walls: stone self clad w/ dark roughcut
 - walk to lower ground floor / recessed entrance: multiple back by traditional brick & stone
 - front elevation window: painted brick framed
 - other windows: aluminum / composite framed
 - glazed double doors: aluminum / composite framed
 - front double garage doors: hardwood
 - deck: cedar
 - rooflight: conservation rooflight
 - balustrade: stainless steel system
 - handic & steps: hardwood

richardpearsarchitect
 18 Kingsborough Gardens, Glasgow, G12 0JZ
 phone 01793 698381 email richardpears@richardpears.com

client	Edwin & Evelyn
project	North Street, Houston
site	North Street, Houston
date	1.30.21
drawn	ADD 2021

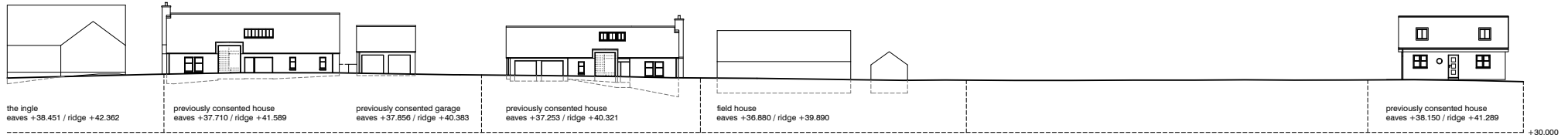
AL(0)51 A





⌚
BLOCK / SITE PLAN AS EXISTING

- KEY
- site boundary (591.926m²)
 - - - outline of proposed house
 - - - outline of proposed paths / steps / patio
 - trees & hedging to be retained
 - trees & hedging to be removed



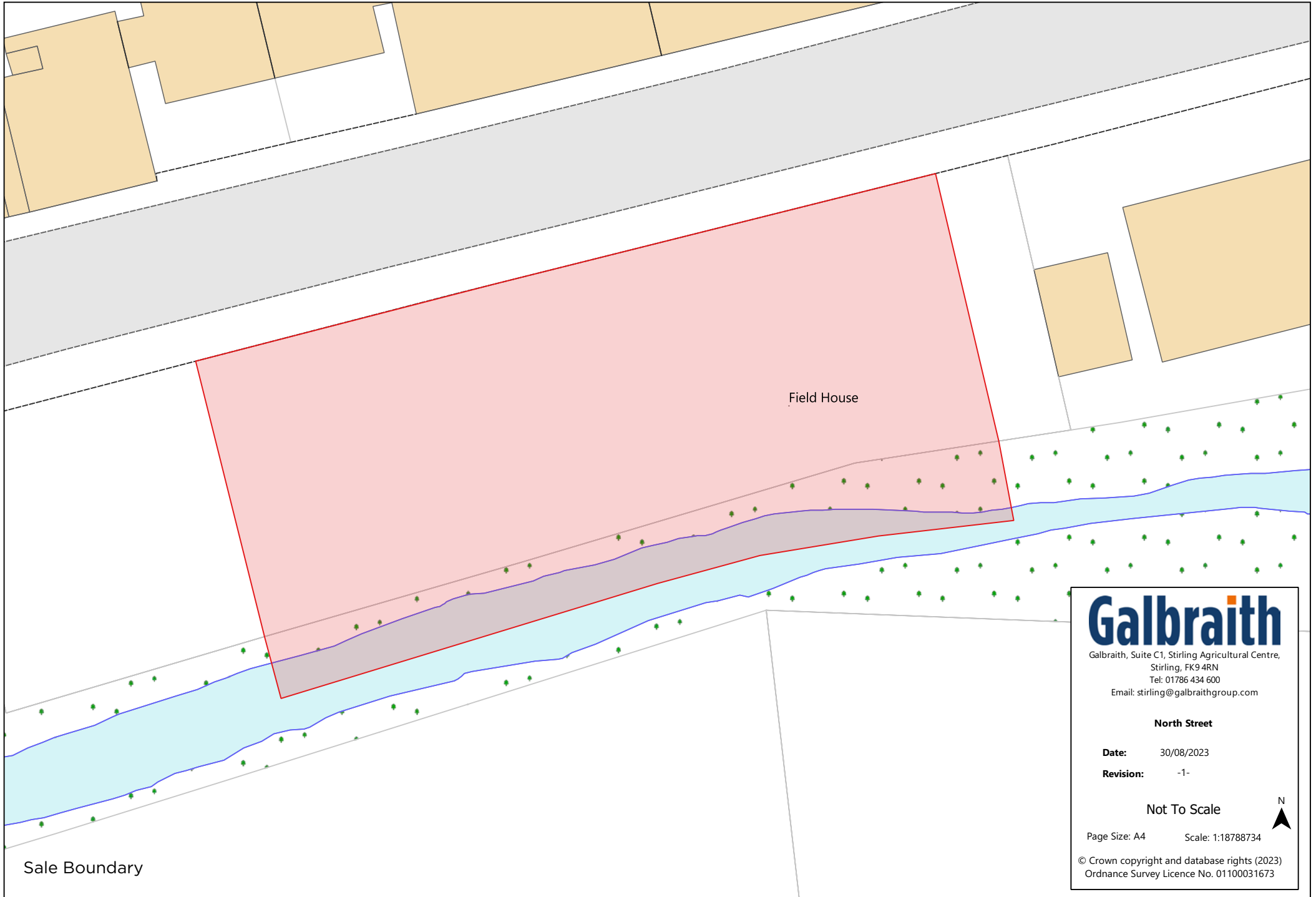
STREET ELEVATION AS EXISTING
section taken through kerb
boundary hedge omitted for clarity
levels based on topographical survey generally
the inkle based on approx measured survey related back to topographical survey



richardpearsarchitect
18 Kingborough Gardens, Glasgow, G12 9JZ
phone 01792 694801 email richardpears@richardpears.com

client	Edwin & Evelyn
project	North Street, Houston
site	Block / Site Plan & Street Elevation
date	1/2020 @ A1
drawn	December 2020

AE(0)01 C



Field House

Sale Boundary

Galbraith
Galbraith, Suite C1, Stirling Agricultural Centre,
Stirling, FK9 4RN
Tel: 01786 434 600
Email: stirling@galbraithgroup.com

North Street

Date: 30/08/2023
Revision: -1-

Not To Scale

Page Size: A4 Scale: 1:18788734

© Crown copyright and database rights (2023)
Ordnance Survey Licence No. 01100031673



Galbraith



RESPONSIBLY PRINTED
PLEASE RECYCLE