



**FOR SALE**

**NEILSTON ROAD** | PAISLEY PA2 7RX

4.89 acres (1.98 Ha) with planning permission  
for residential development



## LOCATION

Paisley is Scotland's largest town situated approximately 10 miles west of Glasgow via the M8 motorway. The town has a resident population of approximately 100,000 people and a catchment estimated to be in the region of 200,000 people.

Paisley is a popular commuter town given its proximity to Glasgow and has excellent road links and frequent rail services linking the town to Glasgow and also the Ayrshire coast.

Glasgow International Airport is located on the outskirts of the town to the north and is a major source of employment, both directly and indirectly for the town and surrounding area.

## DESCRIPTION

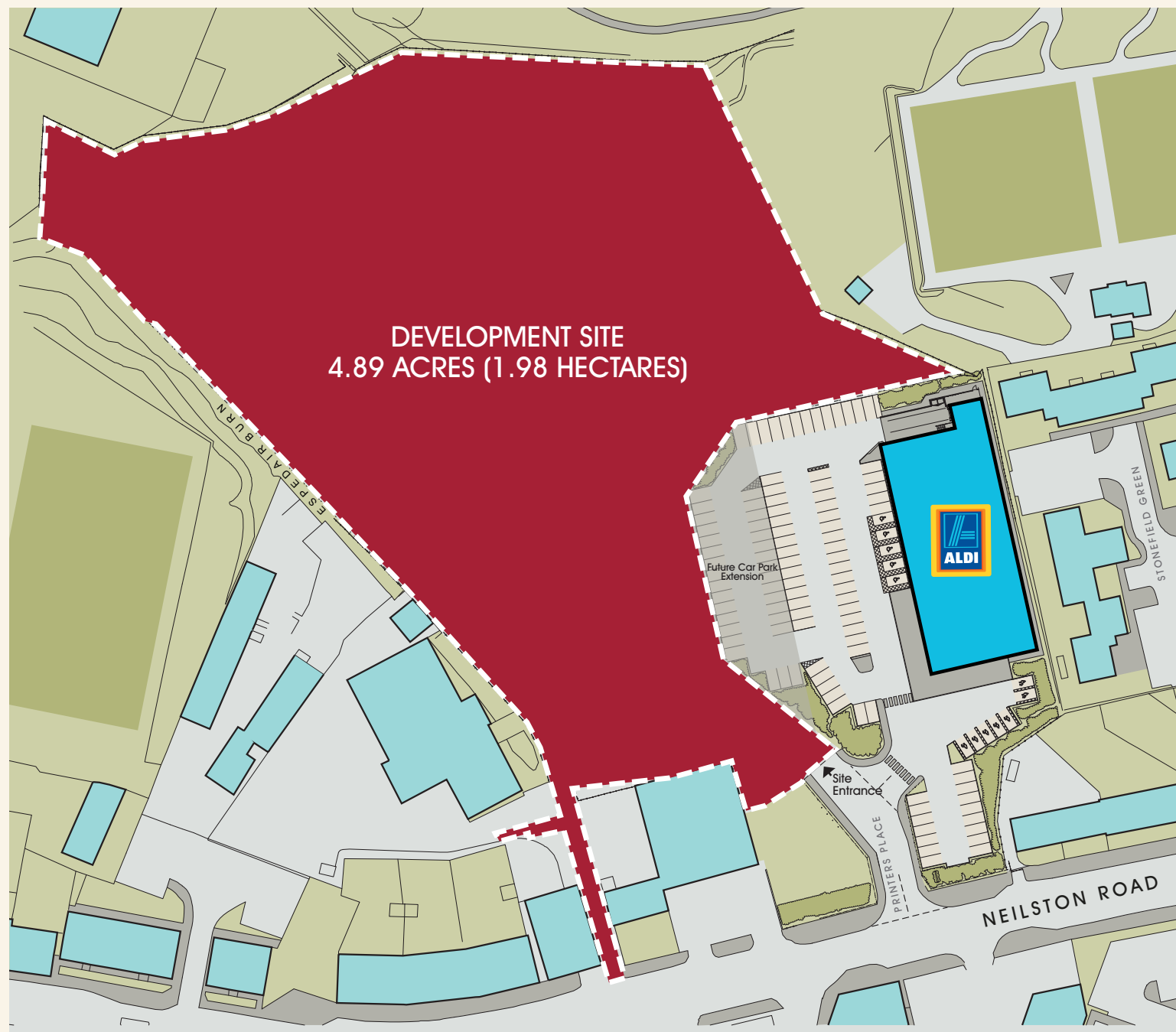
The subject site extends to 4.89 acres (1.98 hectares) and forms part of a former industrial site. Aldi Stores Ltd have recently opened a new 16,500 sq ft unit to the front of the site which also includes the provision for the main access into the subjects, as shown on the site plan.

The site has been cleared. Topographical and Site Investigation reports can be provided on request.

## PLANNING

The site has Planning Permission in Principle for residential development.

Further information can be provided on request.





## PROPOSAL

Our clients are inviting offers for their interest. Any interested parties are advised to note their interest with the selling agents as soon as possible to be kept advised of developments.

Any proposals must include the identity of the proposed purchaser, confirmation of funding and must also clearly outline any suspensive conditions along with proposed timescales for dealing with said conditions.





## TENURE

Freehold (heritable).

## LEGAL COSTS

Each party to bear their own legal costs for this transaction, however, the purchaser will be liable for any stamp duty, registration dues or other costs that may be incurred.

## VAT

VAT will be chargeable in respect of any transaction.

## FURTHER INFORMATION

For further information please contact the selling agents:

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