

INDICATIVE PURPOSES ONLY

ONLINE AUCTION

- > AUCTION DATE: 18TH APRIL 2024 AT 2:30PM
- > TOTAL SITE AREA: 0.485 HECTARES
(1.199 ACRES)
- > GUIDE PRICE: £8,000

FOR SALE

LAND AT HOWWOOD, RENFREWSHIRE, PA9 1DS

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LOCATION

The village of Howwood is located a short distance to the west of Johnstone within the Renfrewshire catchment area. Howwood has a residing population of 1,600 with a wider catchment of 175,000 and is located approximately 12 miles southwest of Glasgow.

The A737 runs directly through the village and acts as one of the main access roads between the west coast and Glasgow, carrying high levels of vehicular traffic. Howwood Train Station is located within close proximity to the site.

DESCRIPTION

The total site area extends to approximately 0.485 hectares (1.199 acres).

The subjects comprise an irregular shaped site that runs adjacent to the A737. Entry is gained from the nearby access road. The configuration of the site would lend itself towards a variety of uses subject to planning. The site is covered in a mixture of vegetation and woodland.

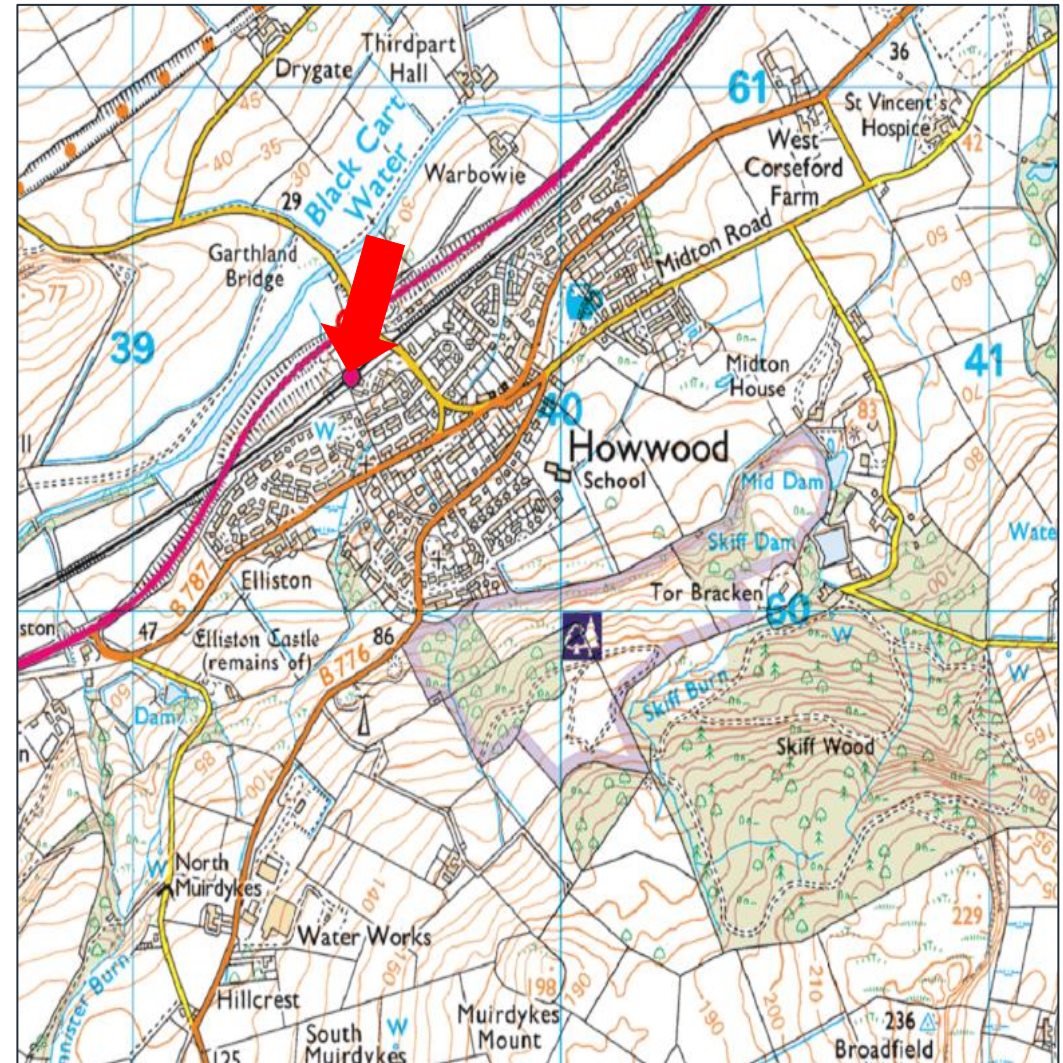
We would strongly recommend that any prospective purchaser satisfies themselves with the full extent of the subjects by reviewing the full title and legal pack relating to this disposal prior to purchase. The information provided is for indicative purposes only.

PLANNING

The land falls within the Renfrewshire Local Council area. Further details can be accessed on the Renfrewshire Council website at <https://www.renfrewshire.gov.uk/>

RATEABLE VALUE

It appears that the subjects are not entered within the current Valuation Roll. Prospective purchasers are advised to make their own enquiries.



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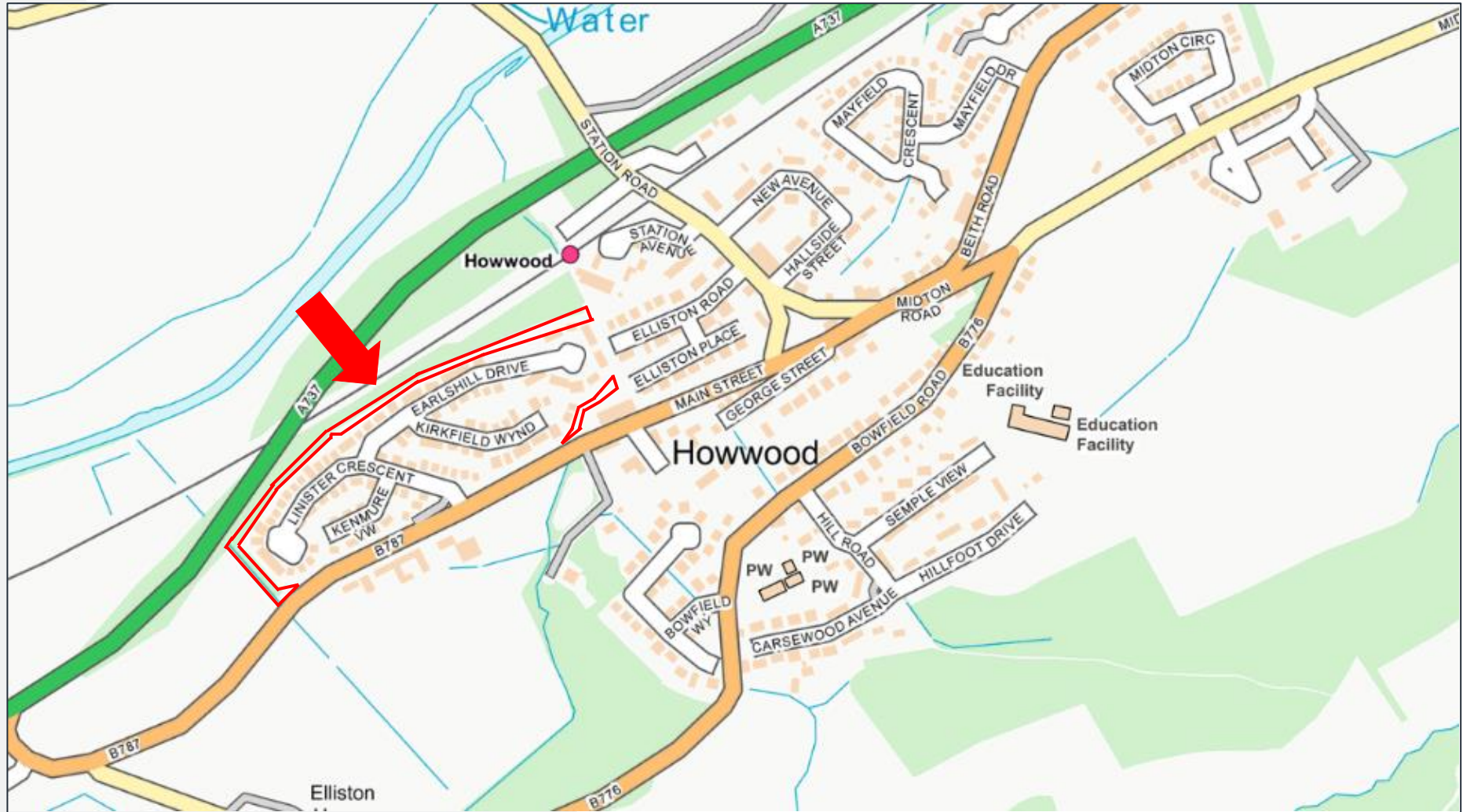
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AUCTION DATE

The auction will be held on 18th April 2024 at 2:30pm and interested parties should register at:

www.shepherd.co.uk/commercial-auctions

Buyers will be required to pre-register prior to approval of their bid.

DEPOSIT

At the end of the auction, if the reserve price has been met, a 10% deposit (subject to a minimum deposit of £5,000) will be payable.

RESERVE PRICE

The reserve price is the minimum price for which the property can be sold and is confidential between the auctioneer and the vendor and cannot be disclosed.

If the reserve price isn't met, the property will remain unsold. You can contact our team and at this point you'll be able to make an offer which will be referred to the sellers for their consideration.

VAT

See legal pack for further information.

LEGAL PACK

The legal pack is available to view online.

GUIDE PRICE

The heritable interest is for sale at a guide price of £8,000 exclusive of VAT, where applicable.

If properties are advertised with a guide price this will be within 10% either above or below the reserve price.

If the guide is shown as falling within a range of prices, then the reserve price will not exceed the highest value quoted.

BUYER FEES

The buyer's fee is 2% plus VAT subject to a minimum of £2,000 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

Not Applicable.

ANTI MONEY LAUNDERING REGULATIONS

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on the 26th June 2017. This now requires us to conduct due diligence not only on our client but also on any purchasers or occupiers. Once an offer has been accepted, the prospective purchaser(s)/occupier(s) will need to provide, as a minimum, proof of identity and residence and proof of funds for the purchase, before the transaction can proceed.

CONTACT DETAILS

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For further information or viewing arrangements please contact the sole agents:

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J & E Shepherd for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars and plan are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct at the date of first issue but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of J & E Shepherd has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all prices and rentals are quoted exclusive of VAT unless otherwise stated. Prospective purchasers/lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction. We comply with the Money Laundering, Terrorist Financing and Transfer of Fund Regulations 2017. **PUBLICATION: MARCH 2024**