

FOR SALE

PRIME DEVELOPMENT OPPORTUNITY

SUBJECT TO PLANNING

Suitable For Residential Redevelopment
(Subject to Planning)

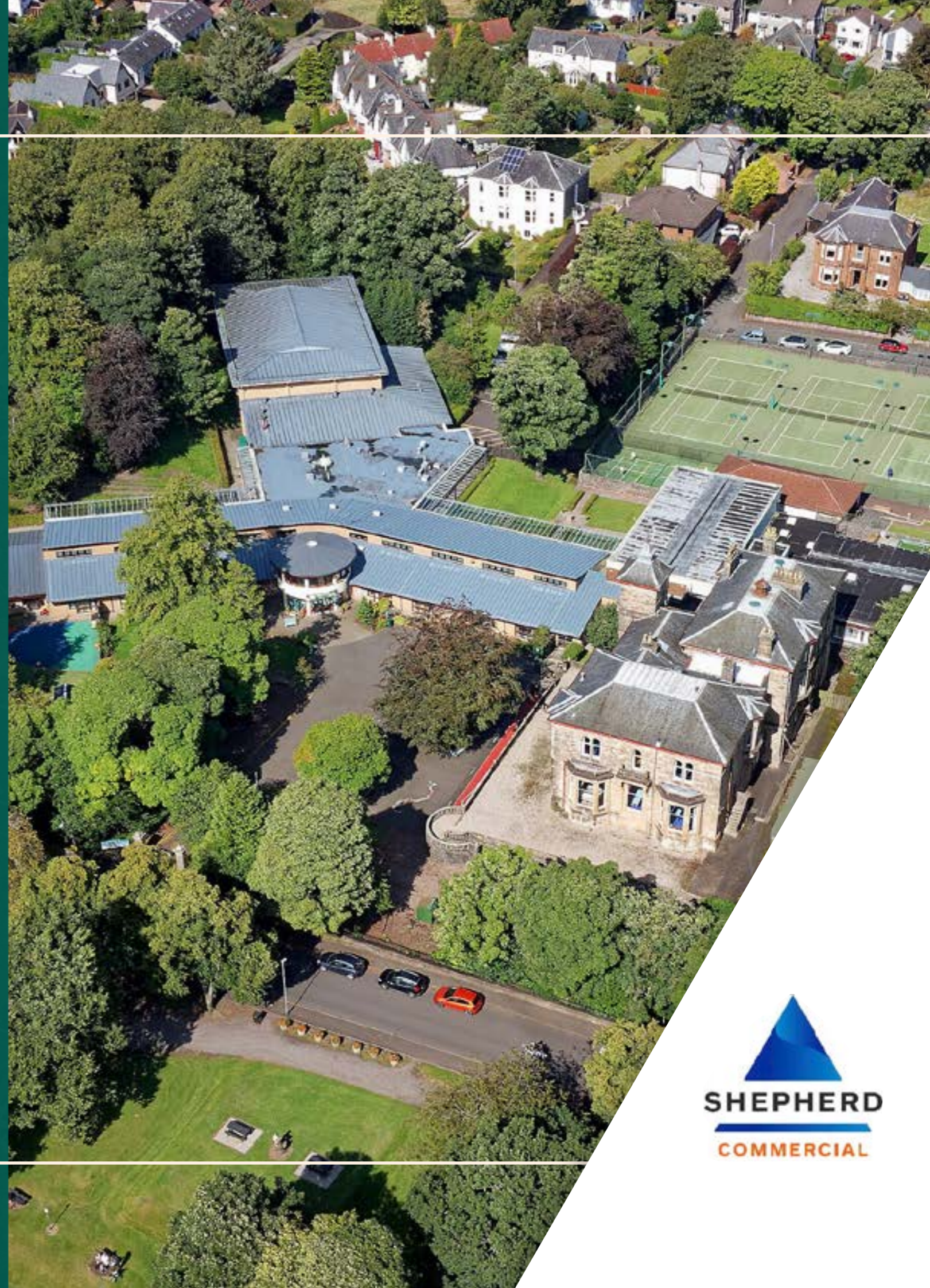
Site comprising of Three Buildings and
Subsequent Land

Site Area: 2.60 acres (1.053 hectares)

[INVITING OFFERS](#)

[VIEW VIDEO](#)

ST COLUMBA'S JUNIOR SCHOOL,
KNOCKBUCKLE ROAD, KILMACOLM, PA13 4EQ





LOCATION

The subjects are set within the picturesque village of Kilmacolm, which lies within the Inverclyde area along the A761, around 8 miles south – east of Greenock, 10 miles north west of Paisley and 20 miles west of Glasgow City Centre.

Kilmacolm has a population of around 4,000 and is a popular and affluent commuter suburb within the Greater Glasgow Conurbation. Kilmacolm enjoys strong transport links to the M8 and the A737, whilst Glasgow Airport is within a short travelling distance. The nearest train station can be located in Langbank some 3.8 miles to the north.

More specifically, the site is located to the east of Knockbuckle Road. The site is bound to the north by Broomknowe Road, to the east by Castlehill Road, Kilmacolm Tennis Club and Kilmacolm Bowling Club. The site boasts an enviable location with prime views overlooking the village green which is popular in the summer, whilst being set within a mature woodland site.

[EXPLORE THE AREA](#)



DESCRIPTION

St Columba's is one of Scotland's highest achieving schools, nestled in the town of Kilmacolm. St Columbas is an independent, non-denominational day school for children aged 3 to 18.

On behalf of the school, we are delighted to present this unique development opportunity to the market For Sale. The school has taken the decision to combine the Junior and Senior School in a single campus thereby allowing the redevelopment of the Shalott building and junior school and nursery. The Gym hall will be retained and will not form a part of the development site.

The subjects comprises of three buildings as well as the school grounds that surround the three buildings. The existing school site comprises land extending approximately 2.60 Acres (1.053 Hectares).

- 1 Original school known as 'Shalott Building' formed over two floors plus basement, this section of the property is "B" listed.
- 2 Single storey Seventies Building
- 3 Largely single storey 'Graham Building' with games hall and nursery.

Internal accommodation provides typical school accommodation including classrooms, office space, meeting rooms, games halls in addition to WC and kitchen facilities and ancillary space.



SHALOTT



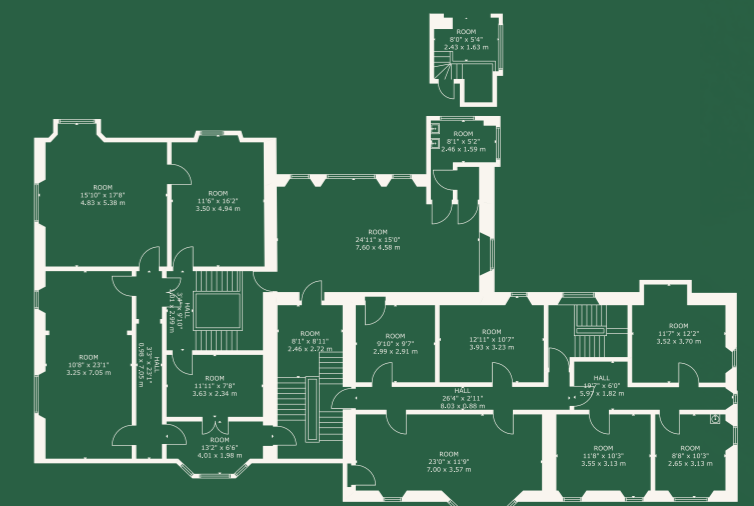
Shalott, on Knockbuckle Road, is one of Kilmacolm's grandest mansions. It was built in 1884 by Adam Birkmyre, son of the wealthy Birkmyre family who owned the Courock Ropework Company, then renowned worldwide for their manufacture of rope and sail cloth. More palatial than familial, the house sits on a raised balustraded terrace.

Its three stories further heightened by a four story pyramid roof tower. Changing wall planes with canted and square bays articulate the house's sneaked sandstone masonry.

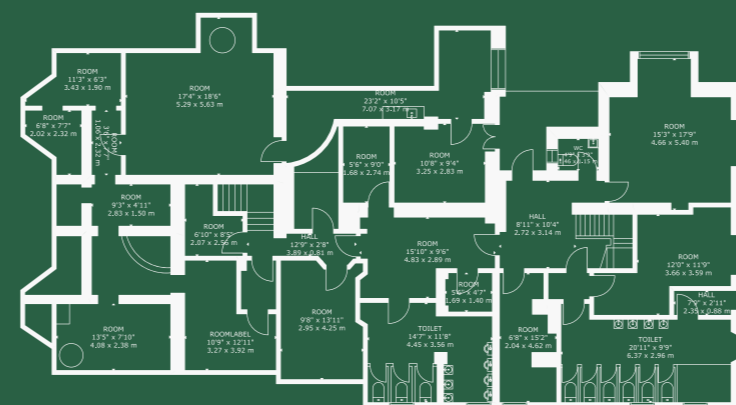
Elongated linteled windows light ground and first floors, smaller arched windows at second floor and in the tower, the slate roof rises above a strong eaves line, repetitively punctuated by modillion brackets



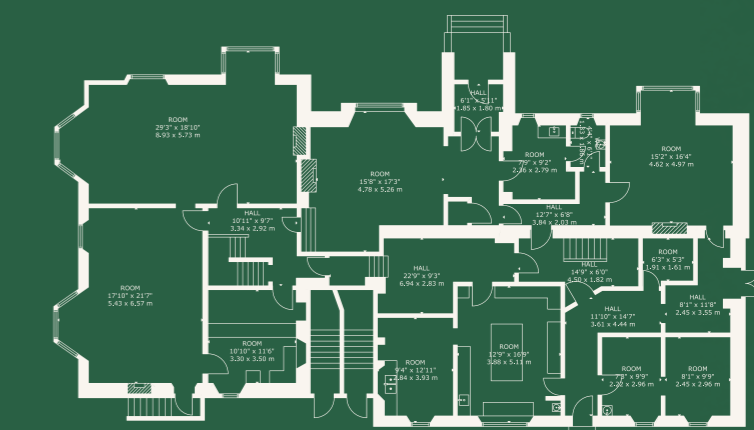
FIRST FLOOR



SECOND FLOOR



BASEMENT



GROUND FLOOR

THE SITE



LAND SURPLUS TO REQUIREMENTS

AVAILABLE FOR POTENTIAL REDEVELOPMENT

LAND TO BE RETAINED FOR SCHOOL USE

THE DETAIL

SALE PRICE

Offers Invited. The property is being sold with Vacant Possession.

It is likely that a closing date will be set in due course, due to the prominence of the site. Interested parties are invited to register their interest with the sole agents in order to be updated of future closing dates.

TENURE

Heritable (Scottish Equivalent of English Freehold).

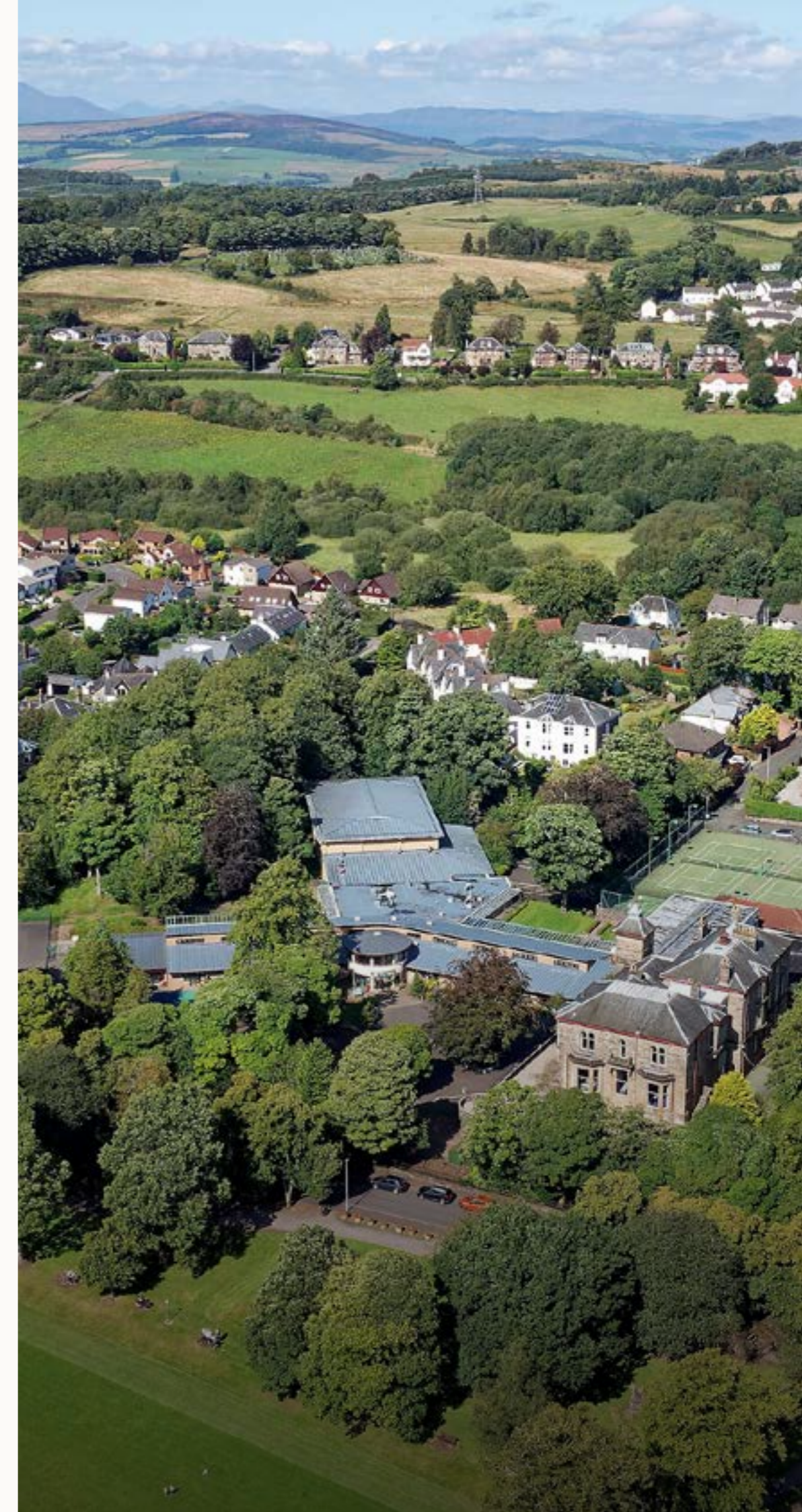
VIEWING

Viewings are by appointment only through the sole agent.

PLANNING

We understand that the property has Planning Consent for its existing use. The property may suit alternative uses subject to obtaining all necessary planning consents. It will be incumbent upon any purchaser to satisfy themselves in this respect.

The subjects are covered by the Inverclyde Local Development Plan, which was adopted in 2019. Within said plan, the subjects are zoned within the Local Towns and Village Centre designation – Kilmacolm and Quarriers Village which will enable both sensitive residential and commercial development where appropriate.



DEVELOPMENT AREA



LAND SURPLUS TO REQUIREMENTS
AVAILABLE FOR POTENTIAL REDEVELOPMENT

GET IN TOUCH

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

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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.

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. Publication Date August 2024. | Designed by [Nest Marketing](#)