

ONLINE AUCTION

- > AUCTION DATE:
4TH DECEMBER 2024 @ 2.30PM
- > DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING
- > BASIC BUILDING ON SITE APPROX. 20 SQ. M.
(215 SQ. FT.)
- > WITHIN POPULAR VILLAGE OF KILMACOLM
- > SITE APPROX 0.004 HA (0.01 ACRES)
- > GUIDE PRICE: £7,000

On the
Instructions of



FOR SALE

FORMER KILMACOLM TWP, LOCHWINNOCH ROAD, KILMACOLM, PA13 4EB

CONTACT: Calvin Molinari BSc (Hons) MRICS c.molinari@shepherd.co.uk 0141 331 2807 / 07920 824408
www.shepherd.co.uk

LOCATION

The subjects are located on Lochwinnoch Road towards Kilmacolm's south-west boundary.

Kilmacolm is a popular Renfrewshire commuter village located around 18 miles west of Glasgow and with a resident population of around 4,000.

DESCRIPTION

The subjects comprise a former Scottish Water building formed in brick with a slate roof set within a sloping broadly regular shaped site.

The building is primarily over ground floor although with under building area.

As the property is in poor order it has been secured against entry and viewings will not be possible.

An indicative site plan is included.

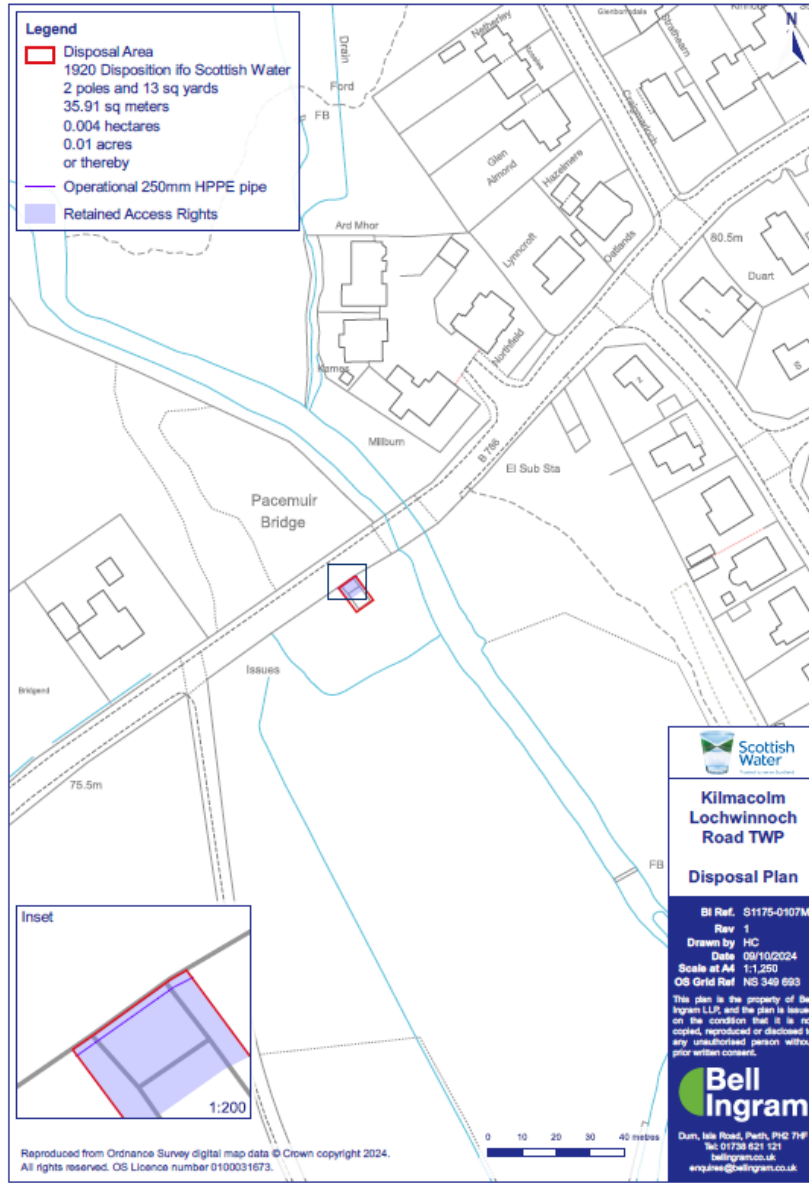
ACCESS

Scottish Water will retain a Servitude Right of Access over the site, see the legal pack for further information.



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www.shepherd.co.uk/commercial-auctions



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The property is For Sale by Unconditional Online Auction on the above date 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.

LEGAL PACK

The legal pack is available to view online.

TENURE

Heritable (Scottish equivalent of Freehold).

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.

GUIDE PRICE

The heritable interest is for sale at a guide price of £7,000.

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

BUYER FEES

There are no buyer's fees on this lot.

NO RESALE CLAUSE

Please note the vendors will not permit resale of the property within 12 months from the date of purchase. See legal pack for further information.

VAT

See Legal Pack.

ENERGY PERFORMANCE CERTIFICATE

Not Applicable.

RATEABLE VALUE

Not Applicable.

CONTACT DETAILS

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

Shepherd Chartered Surveyors Calvin Molinari BSc (Hons) MRICS

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