



ALLIED
SURVEYORS
SCOTLAND

DEVELOPMENT SITE

Formerly Ardenvohr, Fetlar Road, Bridge of Weir PA11 3AX

FOR SALE



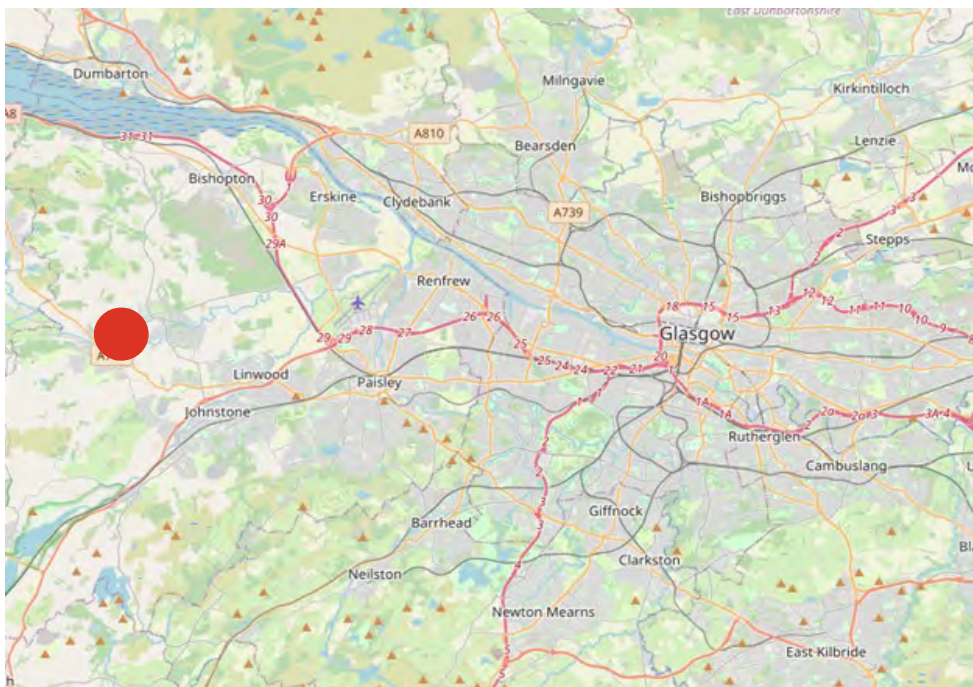
KEY HIGHLIGHTS



- ✓ Excellent development opportunity within the highly sought-after and affluent village of Bridge of Weir in Renfrewshire
- ✓ Planning consent obtained for 5 large individually designed 5-bedroom detached villas
- ✓ Central position within established residential area with direct access to excellent transport links and local amenities
- ✓ Site extends to: 1.05 acres (0.42 ha)
- ✓ Catchment area of strong public schools with leading independent school nearby



LOCATION



Bridge of Weir provides a wide range of local amenities with an established and varied retail provision that includes independent shops, Co-op and Sainsbury's convenience stores, award winning restaurants and cafes. It also offers access to popular leisure activities such as angling, countryside walks and cycling with golfers drawn to the reputable Ranfurly Castle and Old Course Ranfurly golf courses. The above is supplemented by surrounding towns and villages such as Johnstone, Kilmacoll and Houston while Clyde Muirshiel Regional Park lies to the west.

The village maintains an active religious community with regular services held at the Bridge of Weir Parish Church, St Mary's Scottish Episcopal Church and Hope Hall.

The area benefits from excellent educational opportunities falling within the catchment area of Bridge of Weir Primary School and Gryffe High School, which consistently ranks among the top 10 secondary schools in Scotland, while a leading independent school, St Columba's School, is found in nearby Kilmacoll.

As a result, Bridge of Weir is one of Renfrewshire's most sought-after residential locations for families and professionals alike.

The subjects are located within Bridge of Weir, a desirable village in Renfrewshire which lies on the banks of the River Gryffe surrounded by picturesque countryside. Growing rapidly with the arrival of industrialization and the introduction of cotton and grain mills powered by the river, the village also gained a wide-reaching reputation for its leatherworking, an industry which remains an integral part of its identity today.

Bridge of Weir is approximately 15 miles west of Glasgow City Centre and is well served by several modes of transport with Glasgow International Airport and the city centre accessible by car or taxi in approximately 10 and 30 mins respectively via the A761 and A737 roads and the M8 motorway thereafter. Alternatively, regular public bus services are available along with a direct rail link to Glasgow Central at nearby Johnstone railway station. The National Cycle Route 75 also runs directly through the heart of the village.



SITUATION



The subjects are positioned at the eastern end of Fetlar Road, a residential cul-de-sac, holding an elevated position to the south west of Main Street, the principal thoroughfare of the village which forms part of the A761. This is an established residential area at the heart of the village within walking distance of all the main amenities.

Access to Fetlar Road and the subject site is provided from Main Street via a scenic route along Prieston Road and Horsewood Road, two key roads in this part of the village that are lined with mature trees and substantial detached villas. Horsewood Road also provides access to a playpark and outdoor gym within Horsewood Road Park, a short walk to the south west of the site, and the Bridge of Weir Scout Hall, circa 200m to the north west.

Horsewood Road Park, a small public park with playpark and outdoor gym, is positioned a short walk to the south west of the site on Horsewood Road with the Bridge of Weir Scout Hall approximately 200m to the north west.

Entrance to the site: [CLICK HERE](#)

Google maps: [CLICK HERE](#)

Drone Footage: [CLICK HERE](#)



SITUATION



DESCRIPTION



The subjects comprise a development site which extends to approximately 1.05 Acres (0.42 Hectares) which was previously a large detached traditional villa with private grounds, 'Ardenvohr'. Following planning permission being obtained for a residential redevelopment of the site in 2006, the building was demolished and cleared with consented tree works carried out along with commencement of groundworks, setting out and drainage in 2008. A small outbuilding remains onsite.

The site is situated at the end of Fetlar Road, a residential cul-de-sac which provides direct access from the public road network, surrounded on three sides by a range of mature and modern residential dwellings with the Cycle Route bounding the site to the north east. It is therefore well positioned for residential redevelopment or alternative uses such as a 60 bedroom care home facility, planning consent for which has been granted previously.



PLANNING



Policies covering the subject property are contained within the Renfrewshire Local Development Plan which was formally adopted in December 2021 with supplementary development guidance adopted in 2022. Under this plan, the site lies within an area that is covered by the general P1 Policy 'Renfrewshire Places' where there will be a general presumption in favour of proposals that support the principle of a continuance of the built form, provided development is compatible and complementary to surrounding uses and character.

Full planning permission was granted in November 2006 for the demolition of a dwelling house and residential development of 5 dwelling houses. Further information regarding this original planning application can be found on the Renfrewshire Planning Portal under the reference 06/0790/PP.

A subsequent Certificate of Lawful Use or Development was granted in August 2024, under the reference 23/0715/CL, confirming the implementation of the original planning permission.

Further planning permission was granted in March 2011 for the erection of a 60 bedroom care home with ancillary service accommodation although we understand this has now lapsed. Further information can be found under the reference 10/0379/PP.

Considering the size, shape and location of the site, it would also suit a variety of alternative applications subject to planning.

All planning enquiries should be directed towards Renfrewshire Planning Department.



SALE TERMS

Our client will dispose of their heritable interest in the subjects with a price quoted on application to interested parties.

Unconditional offers subject to title are sought.

TENURE

Heritable (equivalent of English freehold).

PRICE

Asking price on application.

OFFERS

In the normal Scottish form addressed to this office.

VAT

We are advised the property is not elected for VAT.

ACQUISITION COSTS

Each party shall be responsible for their own legal costs incurred in connection with the eventual purchaser liable for any Land Building and Transaction Tax (LBTT) and VAT thereon.

DATE OF ENTRY

To be mutually agreed.

ANTI-MONEY LAUNDERING

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 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 any transaction can proceed.

VIEWING AND FURTHER INFORMATION

By appointment through the sole selling agent, Allied Surveyors Scotland Ltd.

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