

**FOR SALE**

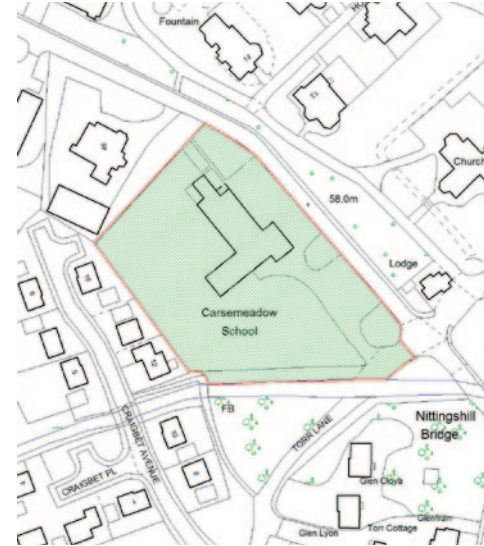
OFFICE/SCHOOL BUILDING WITH DEVELOPMENT POTENTIAL

**GRAHAM  
SIBBALD**



Carsemeadow School, Craigbet Road,  
Quarrier's Village, PA11 3SX

- Development Site (subject to planning)
- Located within a tranquil, residential hamlet in Inverclyde.
- Picturesque, rural setting with excellent commuter links
- Site area of 0.74 Hectares (1.83 Acres) or thereby



**LOCATION**

The subject site is located within Quarriers Village, in the Inverclyde Council area. This historically important village is set within picturesque countryside and lies between the villages of Kilmacolm and Bridge of Weir. The nearby villages have an established community and provide a range of retail, leisure and restaurant premises which are easily accessible from the subjects. There is excellent education provision which includes Bridge of Weir and Kilmacolm Primary Schools and Gryffe and Johnstone High which are also located nearby. Transport links are provided into Glasgow and beyond via the A737 and the national rail network is accessed at Johnstone station which provides a regular service to and from Glasgow.

Bridge of Weir -	2.1 miles
Kilmacolm -	2.2 miles
Houston -	3.8 miles
Johnstone -	6 miles
Glasgow Airport -	9.4 miles
Paisley -	9.5 miles
Greenock -	10.5 miles
Glasgow -	17.6 miles

**DESCRIPTION**

The subject site is largely regular in shape and currently comprises the former

Carsemeadow School building which overlooks the Quarriers Village with undeveloped grassland to the rear (see attached indicative plan.)

**ACCOMMODATION**

We understand that the property extends to an approximate Net Internal Area of 550.79 sq.m. 5,929 sq.ft.

**SITE AREA**

According to Promap Digital Mapping the site extends to approximately 0.74 Hectares (1.83 Acres).

**PLANNING**

Currently the premises have consent for (Class 4) Office Use and a Change of Use to school was granted in October 2017, subject to conditions. However we consider the subject site as being suitable for a variety of potential uses including residential, assisted living and retirement accommodation, subject to obtaining the appropriate consents.

**RATEABLE VALUE**

According to the Scottish Assessors Association website, the subjects are entered in to the Valuation Roll, with effect from 1st April 2017, as follows:  
Rateable Value - £26,500

**SERVICES**

We understand the site is connected to utilities and drainage, however it will be the responsibility of the purchaser to ensure that required services are available and adequate for any proposed development.

**V.A.T**

Unless otherwise stated all figures, prices, etc., are quoted exclusive of VAT.

**LEGAL COSTS**

Each party will bear their own legal costs in respect of any transaction of this site

**EPC**

An EPC has been prepared for this property and is available upon request.

**TERMS**

Offers are invited for the purchase of the heritable interest in the subjects.

It is anticipated that a closing date will be set, therefore interested parties should formally note interest in writing to Graham + Sibbald.

**VIEWING & FURTHER INFORMATION**

Strictly by appointment through Messrs Graham + Sibbald.

**To arrange a viewing contact:**



**Innes Flockhart**  
Surveyor  
innes.flockhart@g-s.co.uk  
0141 567 5351  
07 803 896 939



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**IMPORTANT NOTICE**

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3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
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6. Date of Publication: June 2018