

PAISLEY GRAMMAR SCHOOL

Approx. 1.6 Ha (4.0 Acres)
School Site with Development
Potential for a Range of Uses

Glasgow Road, Paisley PA1 3RP



Renfrewshire
Council

AVISON
YOUNG

SUMMARY

Site extending to approx. 1.6 Ha (4.0 Acres) with refurbishment / new build development potential, subject to consents

Prominent roadside location in central Paisley, within 1km of Gilmour Street Station

Site contains the original Paisley Grammar School building with modern extensions, extending to a Gross Internal Area of approximately 12,408 sq m / 133,559 sq ft

Opportunity for a range of uses including residential; commercial; educational; and institutional, subject to consents

Sale of the whole on behalf of Renfrewshire Council, with vacant possession programmed for August 2026



INTRODUCTION

Paisley Grammar School is ideally located on Glasgow Road (A761), close to Paisley town centre, offering excellent accessibility for new occupiers. The school is well-served by public transport, with Paisley Gilmour Street railway station and regular bus services operating nearby. Paisley is Scotland's fifth-largest settlement and its largest town, with a thriving population of approximately 77,250 (mid-2020 estimate, NRS). It serves as the administrative centre for Renfrewshire Council and is a key hub for education, employment, and culture.

Amenities

The historic town centre, with Paisley Abbey and Paisley Town Hall at its heart, has a range of retail, leisure, hospitality and commercial facilities. Amenities close to the Grammar School include a Tesco superstore, Morrisons, Williamsburgh Primary and Barshaw Park. There is a wide selection of local amenities along Glasgow Road. With these facilities nearby, the Paisley Grammar School site is perfectly situated within a thriving, forward-looking community.

Connectivity

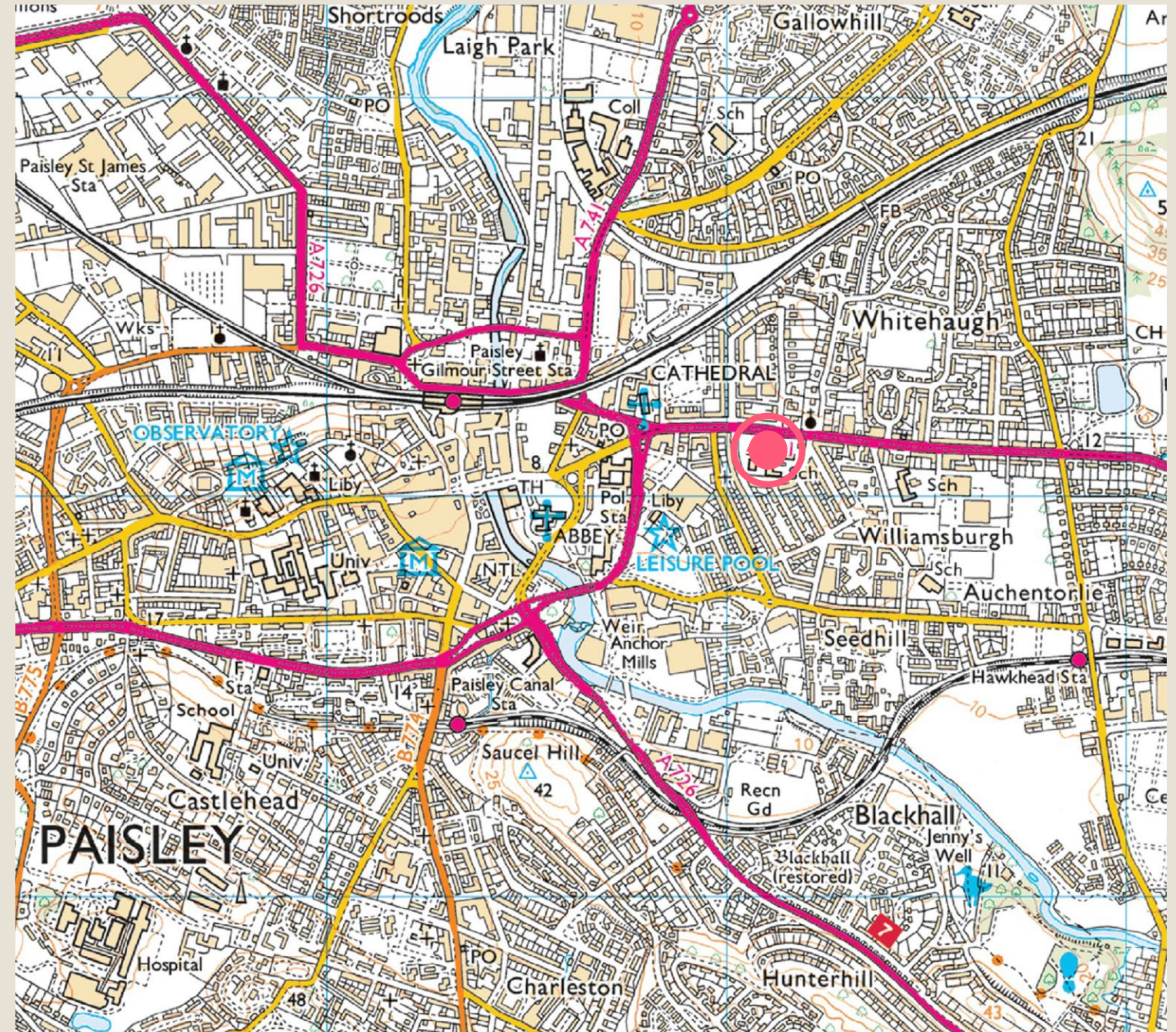
Gilmour Street railway station is within walking distance and provides regular services to Glasgow Central Station, west coast and ferry links and Prestwick Airport. Regular bus services run from Paisley Town Centre to Glasgow, all surrounding towns and villages and Glasgow Airport.

Proximity to AMIDS and Employment Hubs

The site is near to the Advanced Manufacturing Innovation District Scotland (AMIDS), home to two world-class innovation centres: the National Manufacturing Institute Scotland (NMIS) and the Medicines Manufacturing Innovation Centre (MMIC). AMIDS is poised to become a cutting-edge hub for industry and innovation, offering opportunities in STEM and technology fields. Other significant employment hubs nearby include Glasgow Airport, Hillington Park, Inchinnan Business Park, and Westway Industrial Park, providing connections to a diverse range of careers and industries.

Education

The Paisley Grammar School site benefits from its proximity to key educational institutions, including the University of the West of Scotland and West College Scotland campuses, which offer pathways for further education and collaboration. The town also has four secondary schools, making it a vibrant centre for learning.





DESCRIPTION

Established in 1576 by Royal Charter, the current Paisley Grammar was opened in 1898 comprising the central building fronting Glasgow Road. In 1960 work was completed to add an east and west wing and a hall to the rear. In the early 2000's two new three storey blocks were completed to the rear of the existing wings, providing classroom, library and sports hall accommodation. Paisley Grammar School and the boundary walls and gate piers were designated as B listed in 1990.

Original School Building: The central red sandstone building comprises a large three storey central hall, off which all accommodation is accessed. This comprises administrative accommodation on the ground floor with classroom accommodation on the upper two floors.

1960s Wings: Located on either side of the original building and accessed from there via corridors, the wings provide mainly classroom accommodation on all floors. There are links to the rear blocks via passageways on both the first and second floors.

1960s Halls: The two-storey section to the rear of the frontage includes an assembly hall, gym halls and ancillary accommodation. The assembly hall is a large double height space with a stage with adjacent gym halls on the ground and first floor. Both have access to the adjacent more modern blocks.

Science Wing: Two-storey section to the rear of the west wing and accessed from the second floor comprising classroom accommodation.

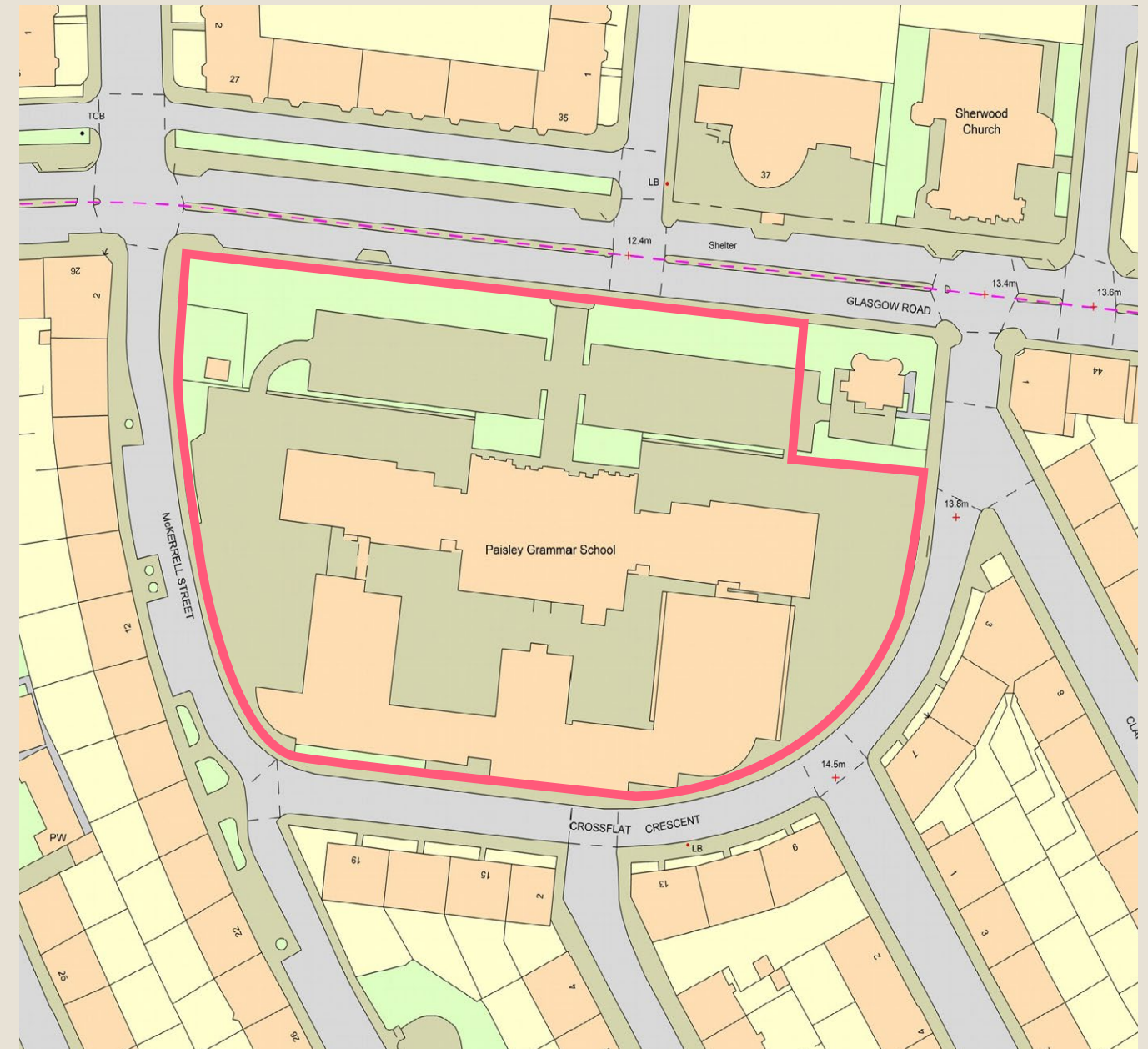
2000s Blocks: The three-storey western element comprises kitchen, dining room and classroom accommodation on the ground floor with classrooms above. The three-storey eastern element comprises library, social area, changing rooms and classroom accommodation on the ground floor with double height games hall and classrooms on the upper two floors.

The property extends to a gross internal area of 12,408 sq m / 133,559 sq ft with floorplans available from the selling agent.

Vehicular access to the school is from Glasgow Road (A761) with a secondary access available from McKerrell Street to the west.

A former janitors house, now a private residence, is positioned on the north east of the site on the corner of Glasgow Road and Crossflat Crescent.

To the north of the site is Glasgow Road then tenement properties / a retail unit / Sherwood Greenlaw Church. To the west of the site are tenement properties along McKerrell Street. To the south and east of the site are tenement properties along Crossflat Crescent with food outlets at the corner of Glasgow Road.





- 1 Original School Building
- 2 Wings / Halls
- 3 Science Block
- 4 2000s Blocks

PLANNING

Use Class: Paisley Grammar School is currently occupied under Class 10 (Non-residential institutions) Use.

Local Development Plan: The site is undesignated within the Renfrewshire LDP (2021) meaning general development policies apply.

Conservation Area: The site is not within a Conservation Area. Greenlaw Conservation Area is immediately north of the site.

Listing: Paisley Grammar School is Category B Listed (LB39129).

Development Brief 2024: Renfrewshire Council has produced a Development Brief for the site, available from the selling agent. The document sets out the site history / context and then outlines the main planning parameters that should be taken into account in preparing development proposals for the site.

Affordable Housing: If a residential development is proposed and the site capacity exceeds 50 units, affordable housing requirements will require to be addressed providing 25% of the total site capacity as affordable homes.

Potential Alternative Uses: The site has a range of refurbishment and new build development opportunities for residential; commercial; educational; and institutional uses subject to obtaining the necessary consents.

For further information on planning please contact Renfrewshire Council's planning department at dc@renfrewshire.gov.uk or 0300 300 0144.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate for the school is available from the selling agent.

METHOD OF SALE

The Heritable Interest (Scottish equivalent to English Freehold) in the site is offered for sale, with vacant possession anticipated for August 2026.

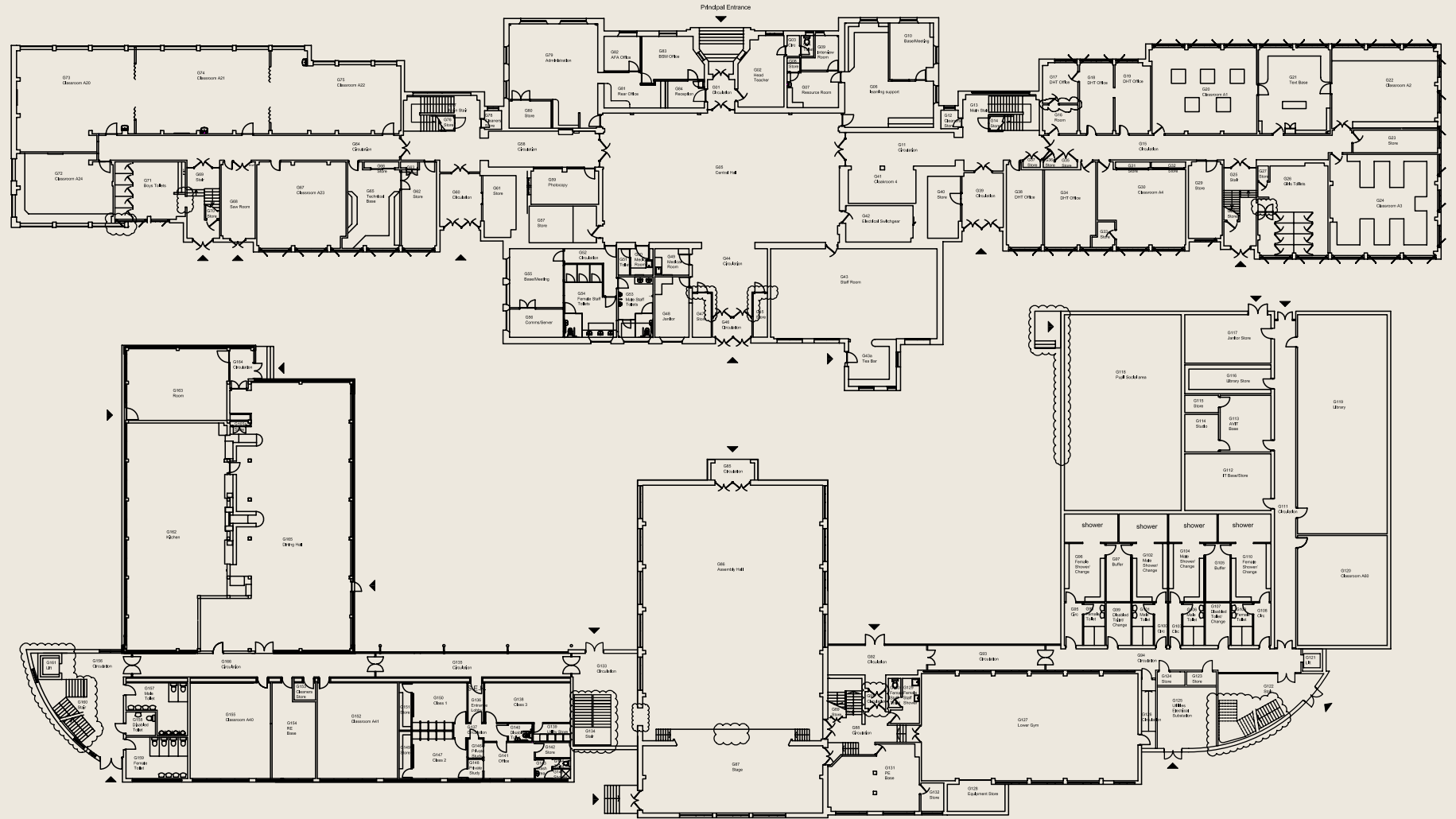
A Process Letter will be provided to interested parties outlining offer requirements.

The owner reserves the right to sell the property without reference to any other party.

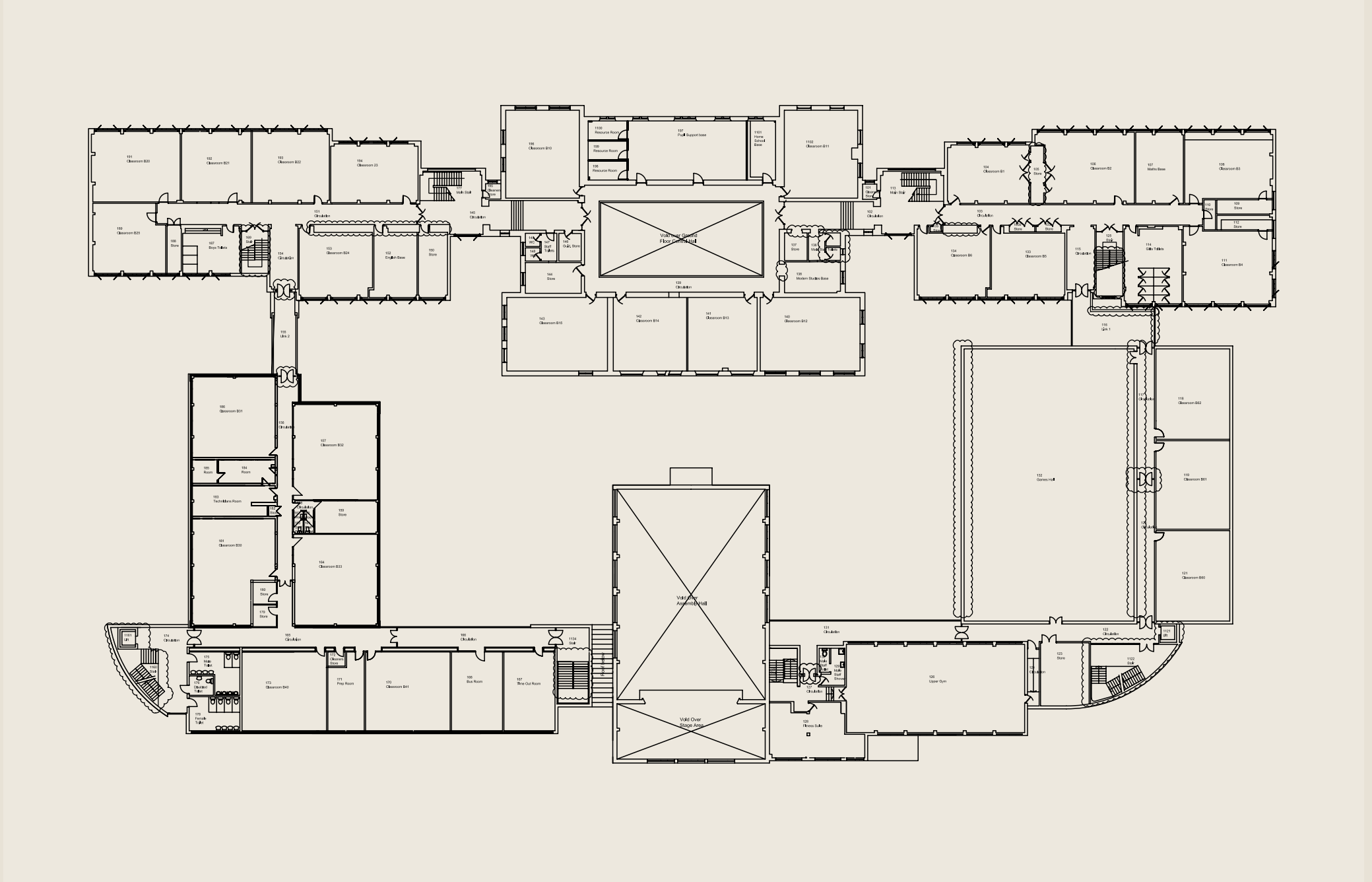
Only indicative boundaries are provided within this sales brochure and should not be relied upon.



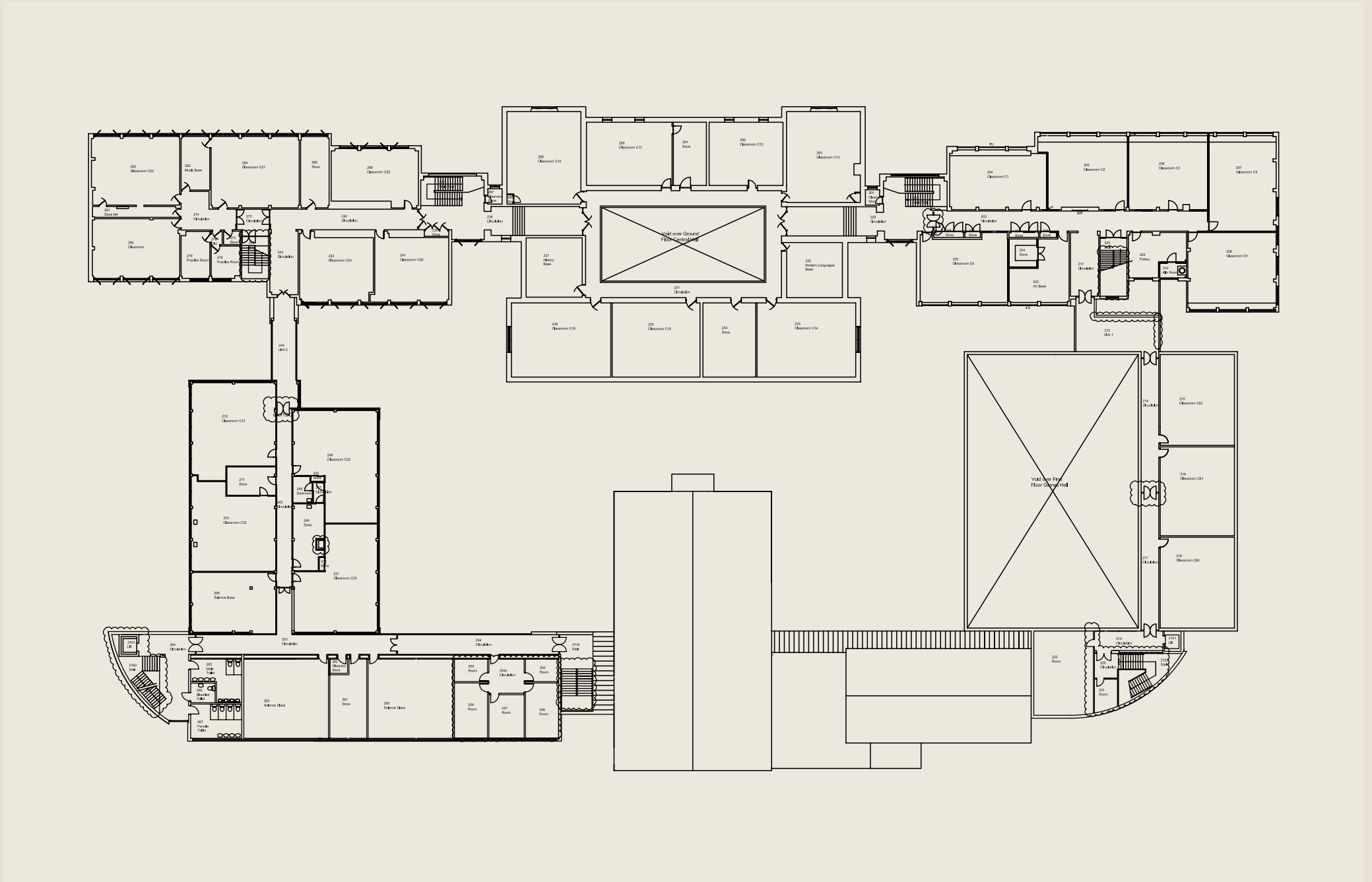
GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



PAISLEY GRAMMAR SCHOOL

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FURTHER INFORMATION

Parties should note interest with Avison Young in the first instance in order to be kept informed of any closing date set, arrange any viewings and receive further information.

Viewings are strictly by appointment only.

A Data Room is also available to interested parties containing:

- Title Information
- Development Framework
- Asbestos Surveys
- Energy Performance Certificate
- Floorplans
- Aerial Photographs
- Process Letter

AVISON YOUNG

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January 2025


Renfrewshire
Council