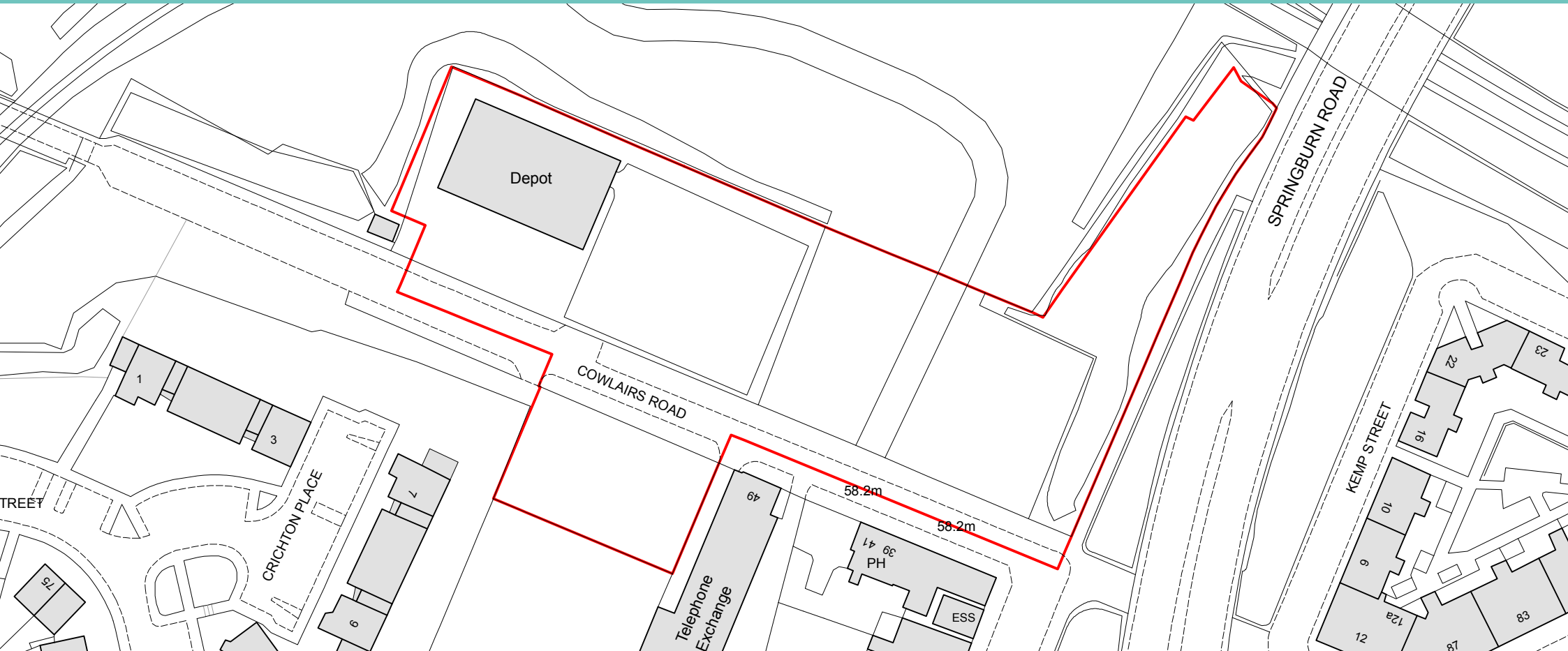


FOR SALE

DEVELOPMENT OPPORTUNITY



Cowlairs Road, Springburn, Glasgow G21 1AY

Site area 1.98 acres (0.80 ha) or thereby

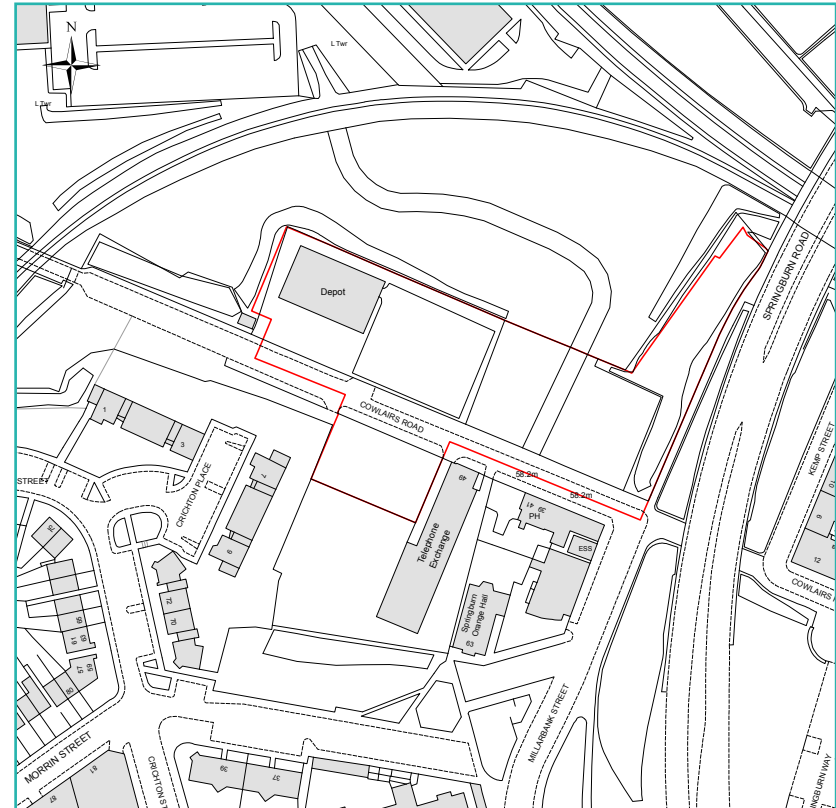
DEVELOPMENT OPPORTUNITY

Cowlairs Road, Springburn, Glasgow G21 1AY

- Development opportunity
- Site area 1.98 acres (0.80 ha) or thereby
- Best bids invited

LOCATION

The subjects are located approximately 2 miles north of Glasgow City Centre in the Springburn area of the city. The site lies to the west of Springburn Road and straddles Cowlairs Road to the north and south. Access to the site is taken via Cowlairs Road, an existing adopted single carriageway road. Network Rail's Cowlairs Depot lies immediately to the west of the site and Springburn Shopping Centre is located only a short distance to the north-east. The site benefits from good public transport links to and from Glasgow City Centre via bus and rail.



DESCRIPTION

The subject property comprises a single development site extending to 1.98 acres(0.80 ha) or thereby made up of two adjoining sites owned by City Property (Glasgow)(Investments) LLP and Glasgow City Council respectively. This site will be primarily of interest to housing developers however other land uses may be considered depending on compatibility with adjoining established operations. A dilapidated industrial building extending to 723 sq m (5,626 sq ft) or thereby, is located on north western part of the site.



PLANNING

Glasgow City Development Plan was adopted on 29 March 2017. The new local development plan replaces Glasgow City Plan 2 (2009) and sets out the Council's land use strategy providing the basis for assessing planning applications - See [City Development Plan](#)

The City Development Plan does not identify land use zones to direct particular types of development. Instead, overarching policies CPD1 Placemaking and CDP 2 Sustainable Spatial Strategy encourage development to be informed by a place based approach, which means new development should be responsive to its context and seek to build upon the benefits of proximity. It is critical that new development is compatible with existing and future uses.

This site will be primarily of interest to housing developers or those seeking commercial floor space opportunities. Other land uses may be considered depending on compatibility with adjoining established operations.

The City Development Plan identifies the subjects as being located in an inner urban area split between high accessibility (towards Springburn Road) with the majority/balance of the site being base in terms of accessibility to public transport. In such circumstances density may vary between 30 DPH (dwellings per hectare) and 100 DPH subject to the townscape context of the site and prevailing scale and mass of residential areas in close proximity to the site. Noise and Vibration Assessments will be required in support of applications for residential development given the proximity of the site to the railway and operational rail depot including consideration of any servicing requirements for the latter. Part of the site immediately adjacent to Springburn Road is protected green corridor and interested parties are recommended to build in the particular requirements of policy CDP6 and associated interim policy guidance IPG 6 in terms of the planning authority's presumption in favour of preservation or enhancement of such green corridors.

PLANNING (CONTINUED)

Key planning policy and supplementary guidance for interested parties to consider as part of the bidding process*:-

- CDP 1 Placemaking
 - CDP 2 Sustainable Spatial Strategy
 - CDP 5 Resource Management
 - CDP 6 Green Belt and Green Network
 - CDP 8 Water Environment
 - CDP 10 Meeting Housing Needs
 - CDP 11 Sustainable Transport
 - CDP 12 Delivering Development
-
- SG1 Placemaking provides detailed planning guidance relating to:
 - Placemaking
 - Design, residential layout and density
 - Proposals for non-residential use
 - IPG 6 Green Belt/Green Network
 - SG 5 Resource Management

- SG 8 Water Environment
- SG 10 Meeting Housing Needs
- SG 11 Sustainable Transport
 - confirms car parking requirements
- IPG 12 (SG12) Delivering Development
 - IPG 12 sets out an interim approach to open space provision

In addition:-

- Residential Design Guide - <https://www.glasgow.gov.uk/index.aspx?articleid=17447>
- Open Space Strategy - <https://www.glasgow.gov.uk/openspacestrategy>
- Flood Risk and Drainage Impact - <https://www.glasgow.gov.uk/index.aspx?articleid=17455>

*Note these requirements may not be exhaustive. All planning policies require to be read in conjunction with the relevant supplementary guidance which outlines the detailed requirements of the planning authority.

TENURE

The heritable interest in the site is for sale.

RATEABLE VALUE

The Rateable value effective from 1st April 2017 is £20,500.

Further information can be obtained at [Scottish Assessors Website](#)

The Poundage Rate for 2020/2021 for this property is has been set at £0.498 in the pound.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate/Action Plan will be made available to interested parties.

VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of VAT and Land and Buildings Transactions Tax (LBTT) incurred in connection with this transaction as applicable. Each party will be responsible for bearing their own legal costs.

SERVICES

It is understood that mains water, electricity, gas and drainage are available to the site. It will be the responsibility of the purchaser to ensure that required services are available and adequate for the proposed development.

GROUND CONDITIONS

For further details on general ground conditions, please contact: Geotechnical and Land Remediation, NRS, 231 George Street, Glasgow, G1 1RX;

Email: Donald.linn@drs.glasgow.gov.uk

CLOSING DATE

Glasgow City Council is seeking best bids for its interest in this site and will consider both unconditional and conditional offers.

Notification of any closing date will be issued to all prospective bidders who have registered their interest by submitting full contact details via our website: [Cowlairs Road, Springburn](#) or by emailing: marketing@citypropertyglasgow.co.uk, quoting "Interested Party – Cowlairs Road, Springburn".

Whilst City Property will endeavour to advise all parties who have registered their interest of any closing date, it is the responsibility of interested parties to ensure they are aware of the closing date. As such bidders are strongly advised to check City Property(Glasgow) LLP website to ensure that they are aware of the closing date and fully informed of the correct procedures for submitting a bid.



VIEWINGS & FURTHER INFORMATION

For further information contact:

Roy Alexander

M: 07557 004 087

E: roy.alexander@citypropertyglasgow.co.uk

This property and others may be viewed on our website at:
www.citypropertyglasgow.co.uk

City Property (Glasgow) LLP
Exchange House, 229 George Street G1 1QU

Important Notice:

City Property (Glasgow) LLP for themselves and for the vendors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only for guidance of intending purchasers 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 but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of City Property (Glasgow) LLP has any authority to make or give any representation of warranty whatever in relation to this property, (iv) City Property (Glasgow) LLP does not bind itself to recommend acceptance of the highest or indeed any offer and on supplying particulars is not issuing instructions and will not therefore bear any liability for Agent's or other fees. Photographs and Particulars dated September 2021.

Keeping your data safe and secure is important to us and our new privacy policy aligns with the data protection law introduced on 25 May 2018. The changes don't alter the way we use and protect your personal information but make it easier for you to find out how we use it. There is nothing you need to do but you can visit <https://www.citypropertyglasgow.co.uk/privacy-policy> to find out more. If you do not have access to a computer or if you prefer, a hard copy of the privacy statement can be sent to you. For this please contact City Property Glasgow LLP.