

FOR SALE OFFERS OVER £50,000
SUITABLE FOR CASH PURCHASE ONLY



Holy Cross Primary Schoolhouse
316 Calder Street, Govanhill, Glasgow G42 7NH

LOCATION

The subjects are located in the popular Govanhill area of Glasgow close to local amenities and transport links and offering easy access to the City Centre.

Govanhill is a popular area within Glasgow's Southside and offers many local amenities and leisure facilities nearby. There are convenience stores, supermarkets and high street shops nearby and Shawlands offers further shopping as well as many popular cafes, restaurants and bars. Langside Road offers easy access to the City Centre which is located approximately two and a half miles away. There are excellent bus and rail links nearby with Crosshill and Queens Park stations offering mainline rail links to Glasgow Central and the Southside. Langside Road is also ideally situated for the M8 and M74 motorway networks.



DESCRIPTION

Holy Cross Primary Schoolhouse comprises a category B listed two storey red sandstone residential property all contained under a pitched slated roof.

Internally the accommodation comprises two public rooms, two bedrooms, kitchen and bathroom.

PRICE

Due to the condition of the property and nature of the remedial works required it is likely this property would not be suitable for normal mortgage lending and restricted to cash buyers only. Offers over **£50,000** are invited for the subjects.

CONDITION

The property is in very poor condition and is in need of extensive refurbishment however it presents an excellent opportunity to create an attractive family home. There are signs of dry rot infestation and as a result of this there is restricted access to areas of the property.

The logo for City Property Glasgow features a dark blue square with the text 'CITY PROPERTY GLASGOW' in white, bold, sans-serif capital letters. The square is surrounded by four light blue triangles pointing outwards from its corners.

**CITY
PROPERTY
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TITLE

Title to the property is held by Glasgow City Council. The property is to be sold with the benefit of any rights of way, servitudes or restrictions. The subject property is highlighted and outlined red in the plan shown opposite.

SERVICES

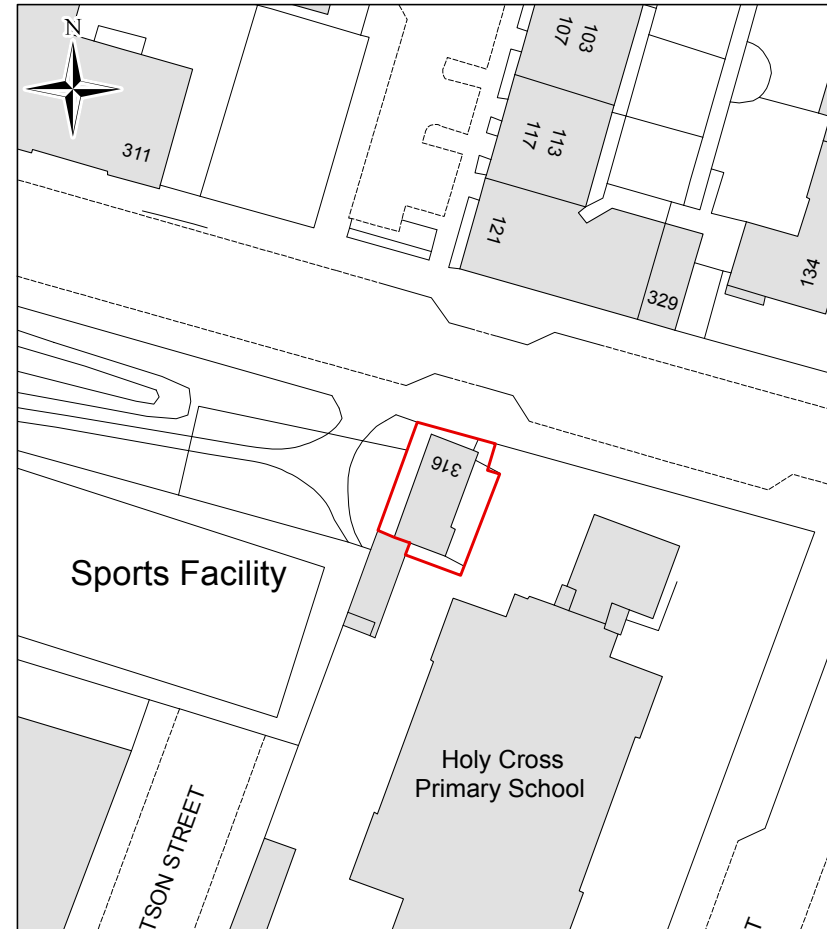
It is understood that mains water, electricity, gas and drainage are available to the site.

We have not carried out testing to the services and it will be the responsibility of the purchaser to ensure that they are available and adequate for any proposed development of the site.

HOME REPORT

The property has a valuation of £50,000

A copy of the Home Report can be found on our website along with the virtual tour [Holy Cross PSH, 316 Calder Street](#)



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COUNCIL TAX

Council Tax – Band B

VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of all VAT and LBTT incurred in connection with this transaction. Each party will be responsible for bearing their own legal costs.

CLOSING DATE

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

Notification of the closing date will be issued to all prospective bidders who have registered their interest by submitting full contact details via the online enquiry form which can be found here [Holy Cross PSH - note of interest](#)

While City Property will endeavour to advise all parties who have registered their interest of the closing date, it is the responsibility of interested parties to ensure they are aware of the closing dates. As such bidders are strongly advised to check [City Property Glasgow](#) to ensure that they are aware of the closing date and request information setting out how to go about lodging a bid.



VIEWINGS & FURTHER INFORMATION

Interested parties wishing to view the subjects can request this at Holy Cross Primary Schoolhouse or telephone **0141 287 6161**

For more information contact:

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

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