

# FOR SALE

## RESIDENTIAL DEVELOPMENT SITES



CARRON  
CRESCENT

A803

ELMVALE  
STREET

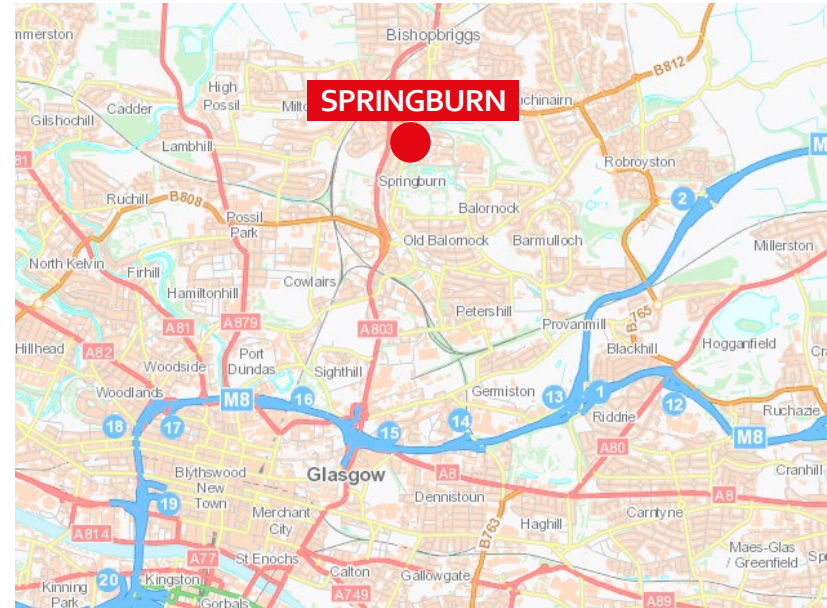


Land at 12 Carron Crescent and  
96 Elmvale Street, Springburn, Glasgow

On the instructions of Glasgow City Council

# RESIDENTIAL DEVELOPMENT SITES LOCATED IN SPRINGBURN, GLASGOW

- Sites to be sold jointly, consideration may be given to individual sales
- 12 Carron Crescent site area of approximately 0.97 Hectares (2.3 acres)
- 96 Elmvale Street site area of approximately 0.66 Hectares (1.62 acres)
- Suitable for residential development or small commercial uses
- Vacant cleared sites



*Springburn location plan*



## LOCATION

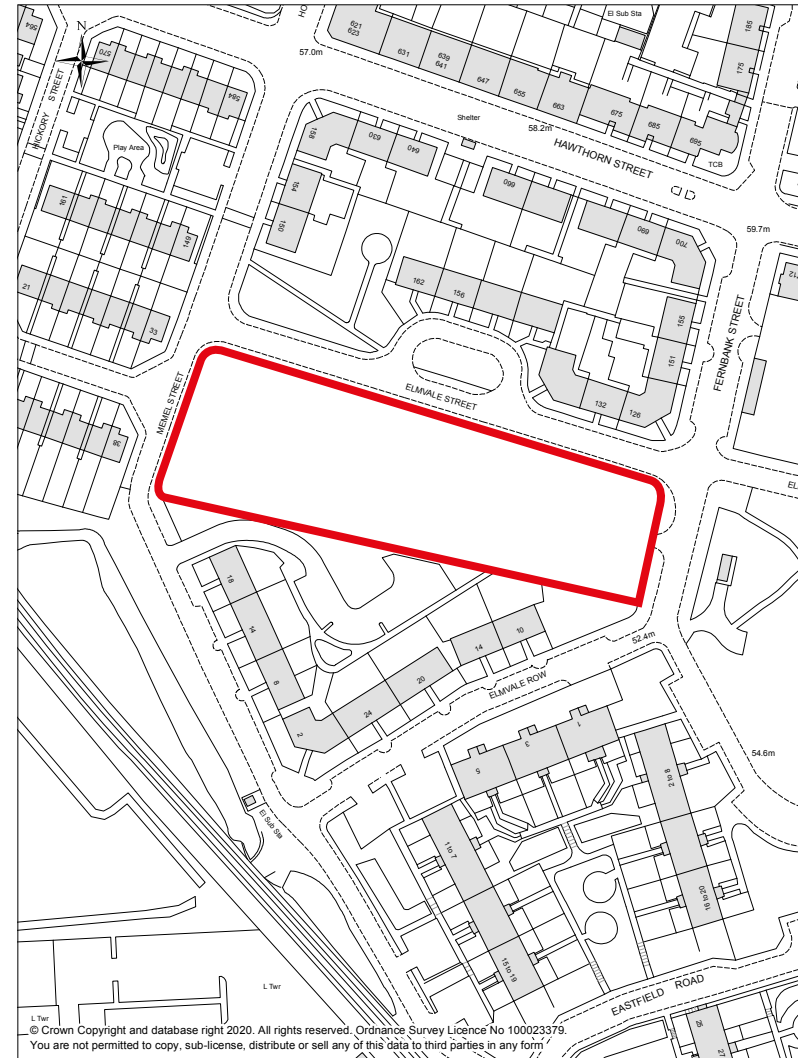
The two parcels of land are located in the Springburn area of Glasgow, 4 km (3 miles) north of Glasgow City centre and are approximately 0.6 km in distance apart.

There is commuter access to the nearby M8 motorway which provides access both east and westbound with onward connections to the M77, M74 and M80 motorways.

The area benefits from regular bus services to Glasgow and surrounding areas and Ashfield railway station is approximately 1.5 km from the sites.

Local amenities can be found at Springburn Shopping Centre and also several large supermarkets are close by. Retail shopping can be found in Glasgow City centre.

For leisure activities both Springburn Park and Springburn Leisure Centre are located nearby. There are both primary and secondary schooling in the area and also further education at Glasgow Kelvin College.



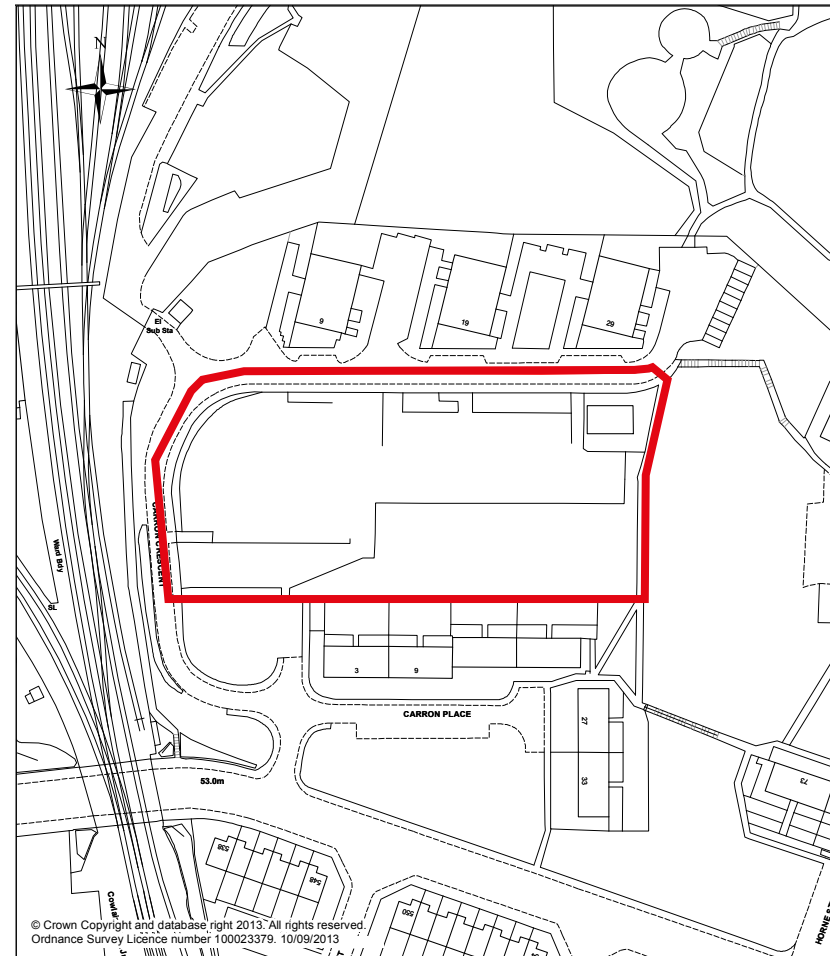
## SITE DESCRIPTION

The site at 96 Elmvale Street is rectangular in shape and extends to 0.66 hectares (1.62 acres) or thereby. The level cleared site had previously been the location of a community education centre which was demolished in 2013.

The site is bound to the north and south by traditional housing stock. To the west by new build housing and to the east by an area of vacant ground.

The site at 12 Carron Crescent is also rectangular in shape and extends to 0.97 hectares (2.3 acres) or thereby. The site is split level and was previously the site for St Aloysius Primary School, which was demolished in 2010. The site is bound to the north by multi-storey housing, to the west by the Glasgow – Edinburgh railway line and social housing to the south. To the east is an area designated as a greenspace corridor within the City Development Plan.

A ground investigation survey undertaken on the site at Carron Crescent has highlighted environmental and geotechnical constraints which will affect any development of this 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.

These particular sites will be primarily of interest to housing developers. Relatively modest commercial floor space with uses compatible in residential areas may also be supportable where there are no issues concerning loss of amenity, design quality, undue impacts or land-use compatibility.

The City Development Plan identifies the subjects as being located in an inner urban area with below-base accessibility to public transport. In such circumstances density may vary between 30 DPH (dwellings per hectare) and 50 DPH subject to the townscape context of the site and prevailing scale and mass of surrounding properties. Detailed design will require to take account of the operational railway adjacent (in terms of noise and vibration) and access, parking and private garden space requirements to ensure successful redevelopment of these sites.

With the foregoing in mind a design and access statements for both sites will be a prerequisite in support of a competent bid demonstrating that the interested party has applied a placemaking approach to the site specific issues.

Given the sites are remote from each other Glasgow City Council will require two separate planning applications and each site shall be required to be approached by the successful developer individually to ensure a place based approach to successful regeneration of these brownfield sites.

## 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](#)
- [Open Space Strategy](#)
- [Flood Risk and Drainage Impact](#)

\*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.

## TITLE

Title to the property is held by Glasgow City Council. The property is to be sold with the benefit of vacant possession, subject to and with the benefits of any rights of way, servitudes or restrictions. The subject site is highlighted and outlined red on the attached plan.

## GENERAL GROUND CONDITIONS

For details on general ground conditions, email [marketing@citypropertyglasgow.co.uk](mailto:marketing@citypropertyglasgow.co.uk) in the first instance.

For further enquiries contact: Geotechnical and Land Remediation, DRS, 231 George Street, Glasgow, G1 1RX; 0141 287 8525. Email [geotechnical@drs.glasgow.gov.uk](mailto:geotechnical@drs.glasgow.gov.uk)

## SERVICES

It is understood that all main services (water, gas, electricity, sewage) are available to the nearby streets and can therefore be utilised due to their close proximity to the property.

It will be the responsibility of the purchaser to ensure that required services are available and adequate for the proposed development of the site.

## FURTHER INFORMATION

A package of information is available in Objective Connect which can be accessed on request, information includes;

- Location Plans
- Service Plans
- Geotechnical Desk surveys
- Ground Investigation Report 2017 (Carron Crescent).

## 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 of 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 through submitting full contact details to [marketing@citypropertyglasgow.co.uk](mailto:marketing@citypropertyglasgow.co.uk) quoting **"Interested Party Land at 12 Carron Crescent and 96 Elmvale Street"** or by telephoning 0141 287 6161.

Whilst City Property will endeavour to advise all parties who have registered of the 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 the City Property website at [www.citypropertyglasgow.co.uk](http://www.citypropertyglasgow.co.uk) to ensure that they are aware of the closing date and request information for Submitting Parties Guidance.



This property and others may be viewed on our website at:  
[www.citypropertyglasgow.co.uk](http://www.citypropertyglasgow.co.uk)

City Property (Glasgow) LLP  
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