

FOR SALE

DEVELOPMENT OPPORTUNITY



Former Crossmyloof Care Home, 80 Titwood Road, Glasgow, G41 2DJ
Site Area 0.65 hectares (1.62 acres) or thereby

DEVELOPMENT OPPORTUNITY

- On the instructions of Glasgow City Council
- Development Opportunity in Glasgow's south-side
- Former Crossmyloof Care Home, 80 Titwood Road, Glasgow, G41 2DJ
- Site area of 0.65 hectares (1.62 acres) or thereby.
- Close to M8 and M77 motorway networks



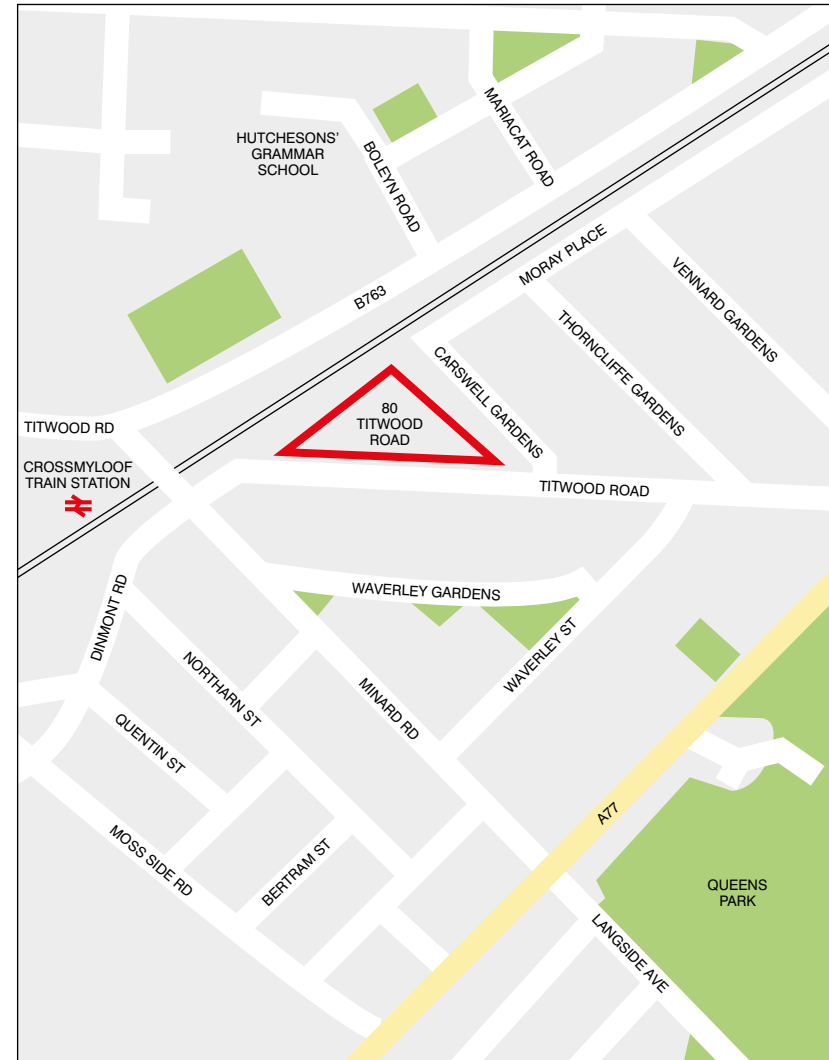
LOCATION

The subject site is located on the north side of Titwood Road and lies between the Strathbungo and Shawlands areas of Glasgow, approximately 5 km (3.1 miles) south of the city centre. The site benefits from excellent transport links given its proximity to Crossmyloof train station and frequent bus services along Titwood Road. The nearby M77 motorway provides easy access to both Glasgow Airport, Glasgow city centre and the wider motorway network.

Glasgow's Southside is densely packed with traditional 19th Century tenements and offers an abundance of things to see and do.

Strathbungo and Shawlands are popular residential areas and offer a broad range of excellent shopping facilities, supermarkets, restaurants, bars and numerous recreational facilities. Nearby Silverburn shopping centre provides an extensive range of shops restaurants and supermarkets.

Queen's Park lies at the east end of Titwood Road and offers something for everyone from open green space, sport and recreational facilities, boating pond, glasshouse and extensive views across the city towards the Campsie Hills and Ben Lomond.



SITE DESCRIPTION

Crossmyloof Care Home comprises a purpose built Care Home and Day Centre for the elderly extending to approximately 2,800 sq. m or thereby.

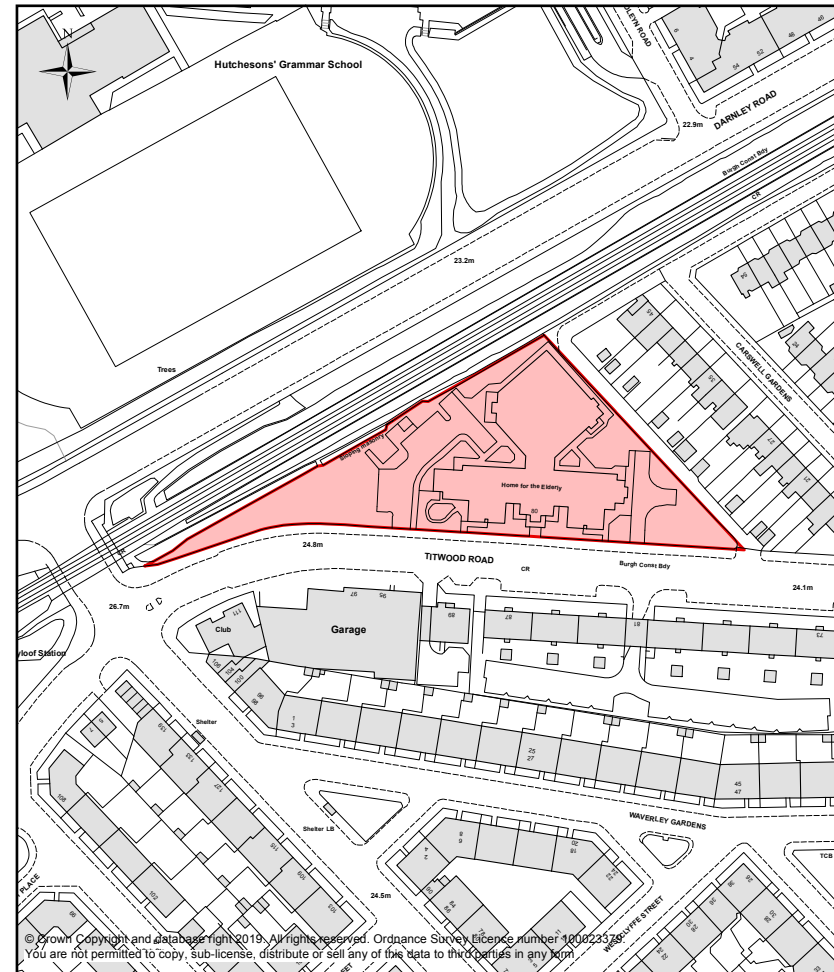
The subject site is triangular in shape and extends to 0.65 hectares (1.62 acres) or thereby. The site is bound to the north by the railway embankment, to the south by Titwood Road and to the east by an un-adopted road which provides access to the rear of nearby residential properties.

TITLE

Title is held by Glasgow City Council. The site 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 shown highlighted and outlined in red on the plan opposite.

RATEABLE VALUE

The property has a Rateable Value of £114,000.



PLANNING

In Scotland, the planning system is plan-led. This requires planning proposals to comply with the terms of the statutory development plan unless material considerations indicate otherwise. From 13th February 2023 (on adoption and publication by Scottish Ministers) NPF₄ now forms part of the statutory development plan, along with the City Development Plan and its supplementary guidance.

The following NPF₄ policies are considered particularly relevant to this rare regeneration opportunity located in a well-connected and desirable part of southside of the city:

National Planning Framework 4

- Policy 1. Tackling the climate and nature crises
- Policy 2. Climate mitigation and adaptation
- Policy 3. Biodiversity
- Policy 9. Brownfield, vacant and derelict land and empty buildings
- Policy 12. Zero waste
- Policy 13. Sustainable transport
- Policy 14. Design, quality and place

- Policy 15. Local living and 20 minute neighbourhoods
- Policy 16. Quality homes
- Policy 18. Infrastructure first
- Policy 19. Heat and cooling
- Policy 20. Blue and green infrastructure
- Policy 21. Play, recreation and sport
- Policy 22. Flood risk and water management
- Policy 23. Health and safety

The City Development Plan identifies the subjects as being located in an inner urban area with base 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 building heights 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 this site.

PLANNING (CONTINUED)

With the foregoing in mind a design and access statement including indicative drawings (elevations and floorplans) 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.

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 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

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

PLANNING (CONTINUED)

*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.

To enquire about any of the detailed planning requirements of the site, please contact:

Kevin McCormack BA (HONS) MRTPI , Group Manager

Tel: 0141 287 9104

Kevin.McCormack@glasgow.gov.uk



LIVEABLE NEIGHBOURHOODS

Glasgow City Council have produced a new Glasgow Transport Strategy and new Active Travel Strategy in 2022. The Active Travel Strategy sets out the vision for how permeability and safety will be improved for walking and cycling across Glasgow. Key relevant policies are “We will work with communities as part of the Liveable Neighbourhoods Plan process, to improve active permeability within and between neighbourhoods” which includes the accompanying action of “Identify opportunities for new and enhanced routes through development sites and regeneration areas as part of the Network Plan development”.

The new overarching Glasgow Transport Strategy sets out the ambition for increased permeability giving access to services and transport provision through walking and cycling. “Policy 13: Facilitate walking, wheeling and cycling for everyday journeys, as top of the sustainable travel hierarchy set out in the National Transport Strategy. We seek to ensure we have safe, direct, accessible and high quality pedestrian environments throughout the city, through new development decisions as well as reshaping existing environments.”

The area around Crossmyloof is currently part of Glasgow City Council’s Liveable Neighbourhood Plan. Over the next year, Glasgow City Council and consultants will be working with communities in the area to identify placemaking and active travel connectivity projects which will inform future funding bids. This is the second tranche of Liveable Neighbourhoods, outputs of the first tranche are viewable at the following link. <https://www.glasgow.gov.uk/liveableneighbourhoods>

GCC would like to explore with interested parties the opportunity to enable active permeability through the site connecting Titwood Road with Moray Place and to this end would welcome proposals for the delivery of this in option layouts and associated feasibility commentary in bid returns.

GENERAL GROUND CONDITIONS

For details on general ground conditions, email marketing@citypropertyglasgow.co.uk in the first instance.

For further enquiries contact:

Geotechnical and Land Remediation, Neighbourhoods Regeneration & Sustainability, Glasgow City Council, 231 George Street, Glasgow, G1 1RX; 0141 287 8525. Email 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 site.

It will be the responsibility of the purchaser to ensure that required services are available and adequate for the proposed development of the site. Service plans are available by request from marketing@citypropertyglasgow.co.uk

ENERGY PERFORMANCE CERTIFICATE

A copy of the Energy Performance Certificate (EPC) is available in the data room.

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. It should be noted that this sale will be subject to VAT.

CLOSING DATE

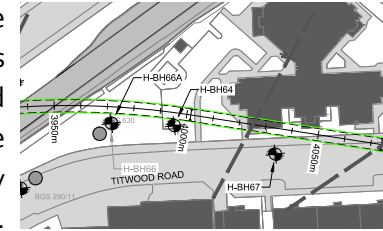
City Property is seeking best bids for the interest in the land and buildings on site. Notification of the closing date will be sent to all prospective bidders who have registered their interest by submitting full contact details via the undernoted link:

[Crossmyloof Care Home, 80 Titwood Road](#) Please note that all compliant bids will be assessed by the extent to which the proposals meet the guidelines provided within the marketing brief along with the subsequent closing date letter and "Submitting Parties Information Guidance", which will be sent to all registered parties.

Whilst City Property will endeavour to advise all parties who have registered their interest of a closing date, it is the responsibility of interested parties to ensure that they are aware of the closing date. As such, bidders should check www.citypropertyglasgow.co.uk to ensure that they are fully informed.

SHIELDHALL TUNNEL

The Shieldhall Tunnel traverses the south-western section of the site as shown on the adjacent graphic and interested parties are referred to the detailed site information provided by Scottish Water within our data room.



FURTHER INFORMATION

A package of information is available in our Share Point data room, which can be accessed on request. Information includes:

- Energy Performance Certificate
- Floor Plans
- Shieldhall Tunnel Site Information from Scottish Water
- Service Plans
- Marketing Brochure/Bid Guidance/Abnormals Cost List
- Geotechnical Desk Study
- Site Plan
- Aerial Photographs



contact details

For further information contact:

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Paul.Chisholm@citypropertyglasgow.co.uk

For planning information contact:

Kevin McCormack: 0141 287 9104
Kevin.McCormack@glasgow.gov.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

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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/> 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 on 0141 287 6161 or email info@citypropertyglasgow.co.uk