



FOR SALE

DEVELOPMENT OPPORTUNITY

Land at 137 Barrack Street, Glasgow, G4 0UE

- On the instructions of Glasgow City Council
- Site area of approximately 0.11 hectares (0.27 acres)
- Suitable for modest commercial development
- Vacant cleared site

LOCATION

The subject is located on Barrack Street in the Calton area of Glasgow. Glasgow City centre is approximately 1 km away and easily accessed on foot. The M8 motorway (Junction 15) is close by and provides access both east and west bound with onward connections to the M73/74 and M80 motorways.

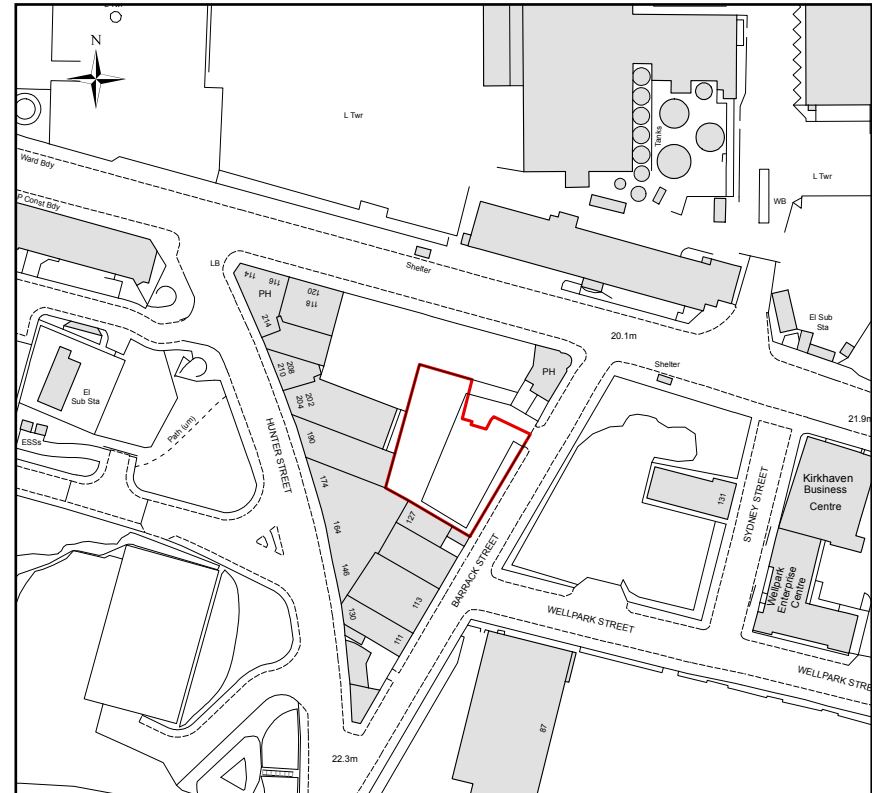
The site is bound to the north by an amenity site and the rear of a public house, to the west by the rear of tenement buildings on Hunter Street and to the south by small industrial buildings. Access is taken from Barrack Street.

SITE DESCRIPTION

The site is irregular in shape and extends to 0.11 hectares (0.27 acres) or thereby. The level site had previously been used as a surfaced car park and is now a mainly cleared vacant site.

TITLE

Title to the subject is held by Glasgow City Council. The subject 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 outlined red on the attached plan. Glasgow City Council have access over only part of the entrance to the site.



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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.

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 placed base 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.

The restricted size and unorthodox physical nature of the plot will unfortunately limit development potential. Relatively modest commercial development with a use compatible with nearby residential and adjoining businesses (public house, vehicle repairs etc) may be supportable where there are no issues concerning loss of amenity, design quality, or undue impacts (parking/access/noise/smell etc).

Given the foregoing it is difficult to envisage residential development of the site being achievable unless adjoining private land can be secured to site assemble and unlock a wider development opportunity. Evidence that this is achievable shall be contained in any bid returns to avoid a situation whereby the site lies undeveloped for an undue period of time leading to continued blight.

The use of the site for surface car parking will not be supported as this would be contrary to the development plan and Glasgow City Council's Climate Plan which aims to support Glasgow's target to be net-zero carbon by 2030.

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

CDP 1 PlacemakingCDP 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](#)

*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.

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, DRS, 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 residential 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

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 the 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 through submitting full contact details to [Register Interest 137 Barrack Street, Glasgow](#) 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 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

City Property (Glasgow) LLP
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CONTACT DETAILS

For more information contact:

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allison.mccaig@citypropertyglasgow.co.uk

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website at: www.citypropertyglasgow.co.uk

DISCLAIMER

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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

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