

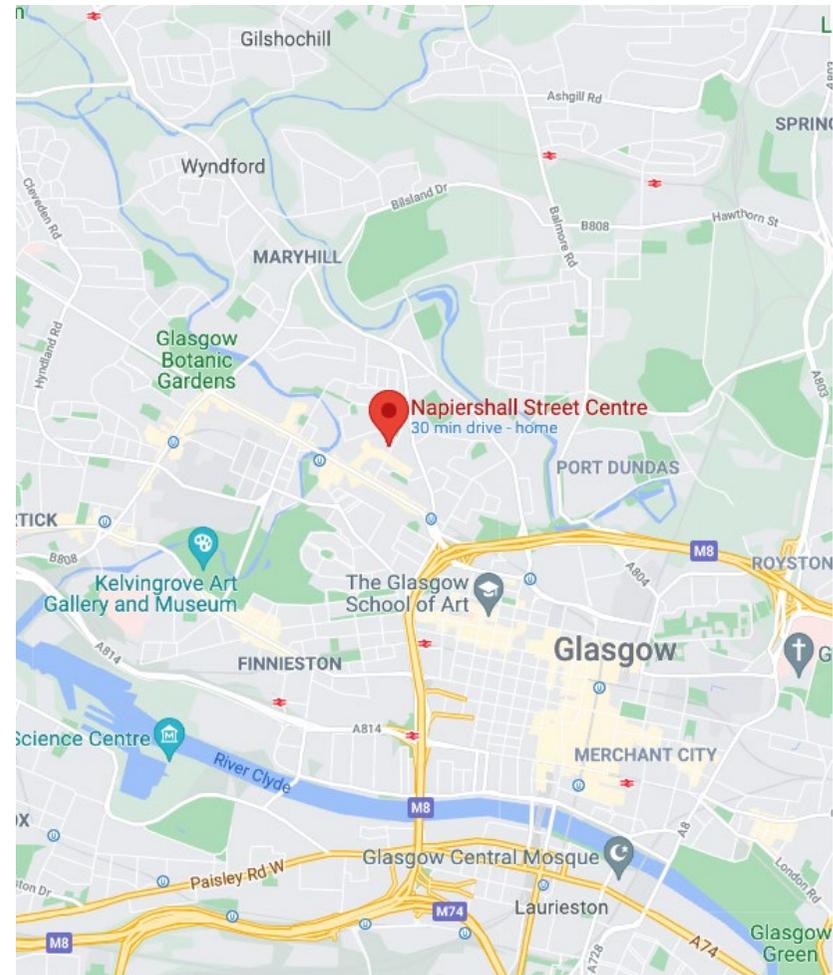
**FOR SALE**  
REDEVELOPMENT OPPORTUNITY



39 NAPIERSHALL STREET, GLASGOW, G20 6EZ  
Former School Building set within 0.44 hectare (1.09 acre) site

## REDEVELOPMENT OPPORTUNITY

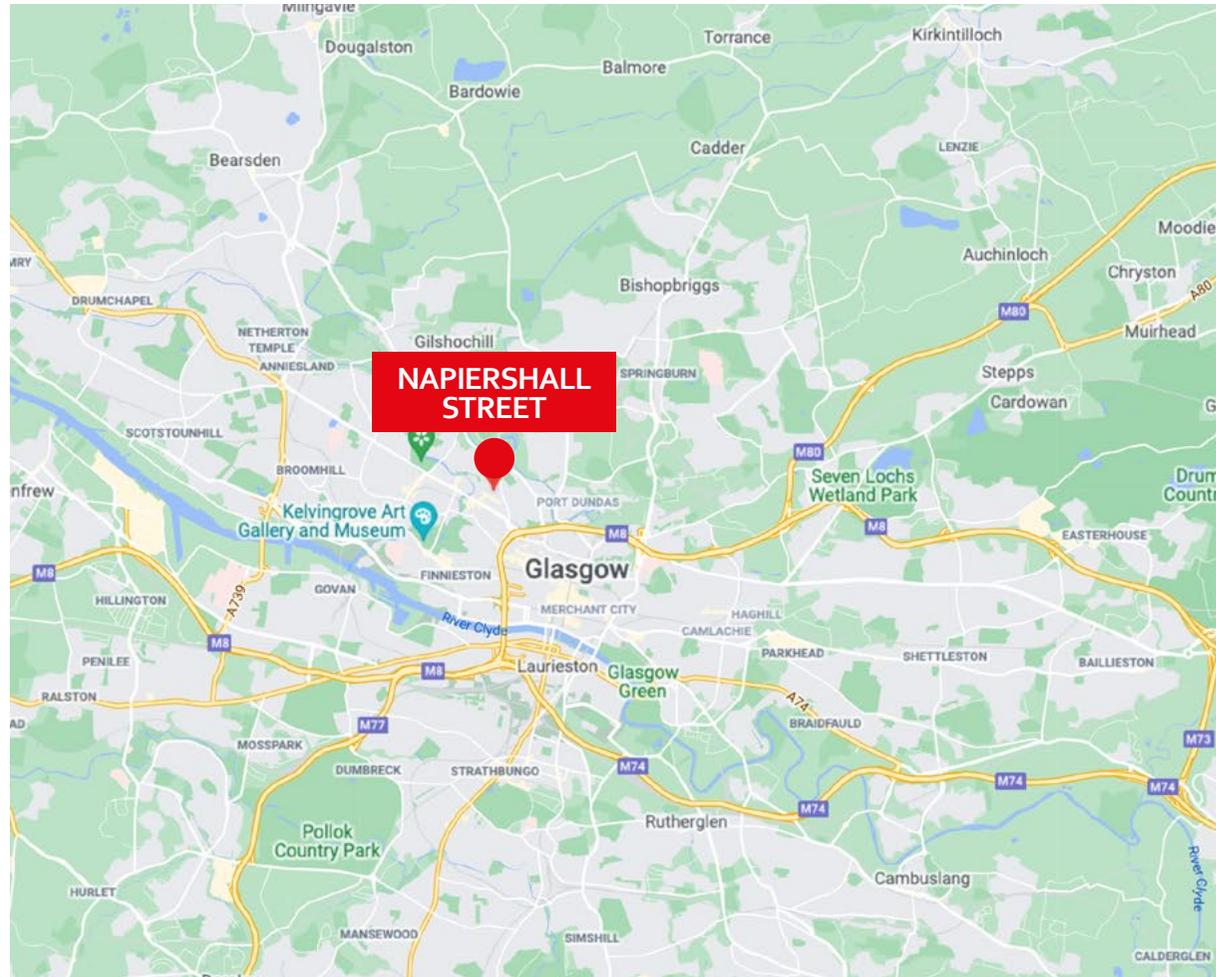
- Redevelopment opportunity within Glasgow's desirable West End.
- Potential for redevelopment to residential or commercial uses subject to necessary consents.
- Former school building built circa 1890's. and extending to approximately 1989 sq.m (21,410 sq.ft).
- Located within easy commuting distance of Glasgow City Centre and close to a wealth of amenities.
- Approximately 0.44 hectares (1.09 acres) site within walking distance of Kelvingrove Park and the Botanic Gardens.
- Offers invited



## LOCATION

The subjects are located in the sought after area of Kelvinbridge in Glasgow's West End. Napiershall Street lies off Maryhill Road, close to its junction with Great Western Road (A82). The location offers excellent communication links with the nearby Great Western Road providing the main arterial route connecting the west end with Glasgow City Centre approximately 3 km (1.9 miles) east. Clydeside Expressway and the M8 are easily accessible offering access to the city centre, Glasgow Airport and the main motorway network. St Georges Cross and Kelvinbridge rail station are a short walk away and frequent bus services are offered on Maryhill Road and Great Western Road.

The surrounding areas offer a wealth of attractions with Glasgow's Botanic Gardens located nearby and Kelvingrove Park and Museum easily accessed too. Byres Road and Great Western Road provide a vibrant food and drink scene alongside an excellent retail offering. Glasgow's universities are all located closeby.



## DESCRIPTION

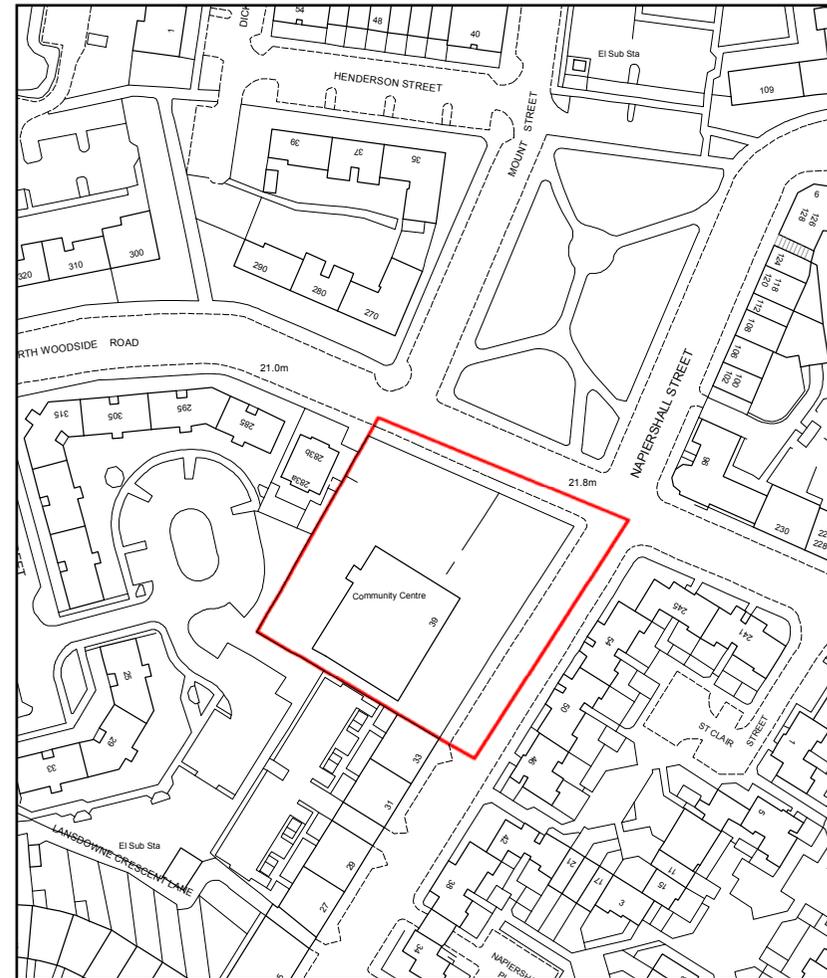
Built circa 1890, the building comprises a red stone former school building built under a pitched slate roof. The building has latterly been repurposed as an office building. Internally accommodation is formed over ground, first and second floors around a central atrium.

Floor	Approximate GIA Sq. M.	Approximate GIA Sq. Ft.
Ground	717.8	7727
First	639.4	6882
Second	631.9	6802
<b>Total</b>	<b>1989.1</b>	<b>21410</b>

The building occupies a regularly shaped, generally flat, self-contained site which currently provides surfaced car parking. The site extends to approximately 0.44 hectares (1.09 acres) offering scope for further development.

## TENURE

The heritable interest (Scottish equivalent to English Freehold) in the subjects is offered for sale.



## PLANNING

**Glasgow City Development Plan** was adopted on 29 March 2017. The adopted 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 <https://www.glasgow.gov.uk/index.aspx?articleid=16186>

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.

The Planning Authority considers the subjects as an **excellent opportunity for residential conversion**. Commercial 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 high accessibility to public transport**. In such circumstances densities shall be informed through thorough analysis of the **townscape context of the site and prevailing building scale, massing and heights of adjacent properties**.

**Modest enabling development** within the grounds may be considered provided sufficient residential amenity is afforded to existing and proposed properties and acceptable privacy, scale, massing and townscape form can be achieved.

Development of this site shall require to comply with the guidance outlined in **SG1 part 2** of the City Development Plan relative to **residential site layouts** with particular need to accommodate car parking, private garden ground and outdoor amenity space informed through a well-considered landscaping strategy for the site.

With the foregoing in mind a **design and access statement** 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.

The subjects include a traditional sandstone building (former school). **Policy CDP 9 – Historic Environment** – of the City Development Plan states that Glasgow City Council will protect, preserve and where appropriate **enhance** the historic environment. The historic built environment provides a sense of identity, place and continuity for local communities and contribute to sustainability through the conservation of resources. Specific guidance on the **retention of traditional sandstone properties** is

## PLANNING (CONTINUED)

contained in section 5 of SG 9 of the City Development Plan which states:-

*"Much of Glasgow's character is owed to the form and quality of the traditional sandstone buildings, regardless of whether or not these are listed or in conservation areas. Such buildings occasionally come under pressure for redevelopment. Their removal has the potential to adversely affect the character of neighbouring buildings and the surrounding area. The Council's preference is that these buildings should be retained and improved, wherever possible.*

*In order to retain and enhance the City's historic environment, townscape and areas of character, the retention and improvement of Glasgow's traditional sandstone buildings, particularly on main road corridors and in areas whose character is formed predominantly by sandstone tenements, terraces and villas, both within and outwith Conservation Areas, will be supported.*

*Development proposals to demolish listed buildings and properties within Conservation Areas is covered elsewhere in this Guidance. In other areas, the Council will encourage the retention of traditional sandstone buildings. An application to redevelop a site occupied by an existing sandstone building will have to provide a reasoned justification addressing the structural condition and economic viability of the building and the architectural and urban design merits of the proposal."*

**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 9 Historic Environment
- CDP 10 Meeting Housing Needs
- CDP 11 Sustainable Transport
- CDP 12 Delivering Development
  
- SG1 Placemaking provides detailed planning guidance relating to:
  - Design, residential layout and density
  - proposals for non-residential use
- SG 5 Resource Management
- SG8 Water Environment
- SG 9 Historic Environment
- SG 10 Meeting Housing Needs
- SG 11 Sustainable Transport
- IPG 12 (SG12) Delivering Development

## PLANNING (CONTINUED)

In addition interested parties shall familiarise themselves with the detailed requirements of:-

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

\*note this list of requirements is not exhaustive and full regard should be taken of the policies of the City Development Plan and accompanying supplementary planning guidance.

## GENERAL GROUND CONDITIONS

A Geotechnical Desk Study: Preliminary Report is available in our data room.

## 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.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate (EPC) is available in our data room.

## VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of VAT and Land and Buildings Transaction Tax (LBTT) incurred in connection with this transaction. Each party will be responsible for bearing their own legal costs. It should be noted that the sale will not be subject to VAT.

## RATEABLE VALUE

The Rateable value effective from 1st April 2017 is £110,500. Further information can be obtained at <https://www.saa.gov.uk/>

## CLOSING DATE

City Property Glasgow (Investments) LLP is seeking best bids for its interest in the site.

Notification of the closing date will be sent to all prospective bidders who have registered their interest by submitting full contact details to:

[Marketing@citypropertyglasgow.co.uk](mailto:Marketing@citypropertyglasgow.co.uk) quoting "39 Napiershall Street".

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](http://www.citypropertyglasgow.co.uk) to ensure that they are fully informed.

## FURTHER INFORMATION

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

- Service Plans.
- Geotechnical Desk Study; Preliminary Report.
- Architects Drawings.
- CAD Drawings.
- Energy Performance Certificate.
- Management Asbestos Survey Report.





## contact details

For viewing and further information contact:

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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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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.