

FOR SALE

RESIDENTIAL - OFFERS OVER £155,000

SUITABLE FOR CASH PURCHASE ONLY

FORMER SCHOOLHOUSE (BALORNOCK PRIMARY SCHOOL)
192 BALGRAYBANK STREET, GLASGOW, G21 4XP

The logo for City Property Glasgow is a white square with the text 'CITY PROPERTY GLASGOW' in bold black letters. It is surrounded by several teal-colored triangles of varying sizes, some pointing towards the square and others away from it, creating a starburst effect.

**CITY
PROPERTY
GLASGOW**



LOCATION

The former schoolhouse was built circa 1930 and designed by Lennox and MacMath. Located in the Balornock area of Glasgow approximately 3 miles (5 km) north of the city centre. Set within a predominately residential area and adjacent to Balornock Primary School.

Both Springburn and Barnhill train stations are nearby and the M8 and M80 motorways provide links both east and westbound with onward connections to the M77 and M73 motorways.

PROPERTY DESCRIPTION

The subject property comprises a 2-storey schoolhouse, constructed of solid red brick with pitched slate roof. The schoolhouse is no longer in use and the windows have been covered over for security purposes.

The accommodation comprises, 3 bedrooms, living room, dining room, kitchen and bathroom.

The property benefits from central heating and UPVC windows and doors. There is a small area of garden ground to the north and west of the schoolhouse.

The metal fence surrounding the property which separates the schoolhouse from the adjacent Balornock Primary School will be shared equally between the purchaser and Glasgow City Council, however the Council will retain maintenance responsibility, with the purchaser being liable for a 50% share of all future maintenance costs and repairs.



PLANNING

Glasgow City Development Plan was adopted on 29 March 2017. The local development plan 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, Policy CDP1 Placemaking encourages 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.

This particular property will be of interest to those primarily seeking to renovate the existing building and return it to a single dwelling. Low impact commercial uses compatible in residential areas may also be supportable providing there is no undue impact on residential amenity or issues regarding compatibility with neighbouring land uses e.g. the adjacent operational school.

Key supplementary planning guidance to consider:-

SG1: Placemaking - Part 2 of the City Development Plan provides detailed planning guidance relating to:

- Residential layouts
- Conversions and sub-divisions for residential use
- proposals for non-residential use

Further information can be obtained here - [SG1 - The Placemaking Principle \(Part 2\)](#)

PRICE

Suitable for Cash Purchase only. Guide Price offers over £155,000 are invited for the property.

CONDITION

The property will require upgrading works and the condition of the property is reflected in the value of the Home Report.

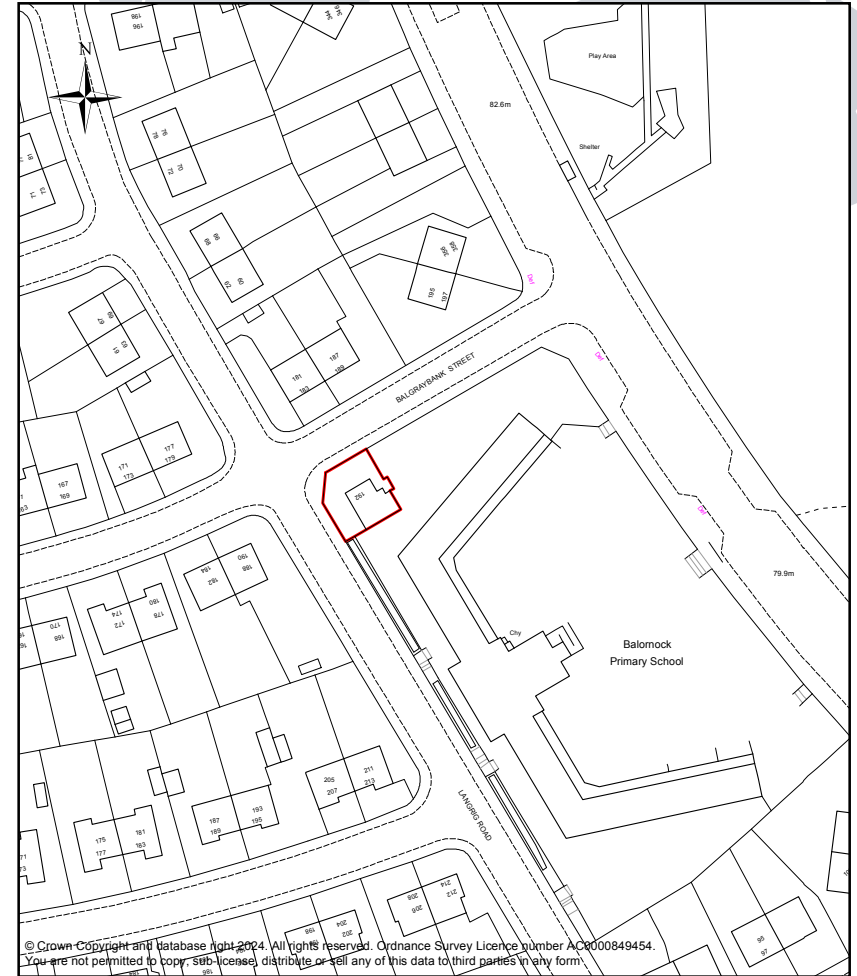
SERVICES

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

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 property.

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.



HOME REPORT

A copy of the Home Report can be found on our website.

COUNCIL TAX

Council Tax - Band C

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 to [Former Balornock PSH - 192 Balgarybank Street Glasgow](#)

Whilst 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 date. As such bidders are strongly advised to check www.citypropertyglasgow.co.uk to ensure that they are aware of the closing date and request information for Submitting Parties Guidance.

VIEWING & FURTHER INFORMATION

City Property (Glasgow) LLP

Exchange House, 229 George Street, G1 1QU




Interested parties wishing to view the subjects can request this at **192 Balgraybank Street** or telephone 07341 778287.

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

For further information contact:

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Important Notice:

City Property (Glasgow) LLP for themselves and for the vendors of this property, whose agents they are, give notice that: (i) the particulars are set out as a general outline only for guidance of intending purchasers and do not constitute nor constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of City Property (Glasgow) LLP has any authority to make or give any representation of warranty whatever in relation to this property, (iv) City Property (Glasgow) LLP does not bind itself to recommend acceptance of the highest or indeed any offer and on supplying particulars is not issuing instructions and will not therefore bear any liability for Agent's or other fees. Photographs and Particulars October 2024.

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