

FOR SALE

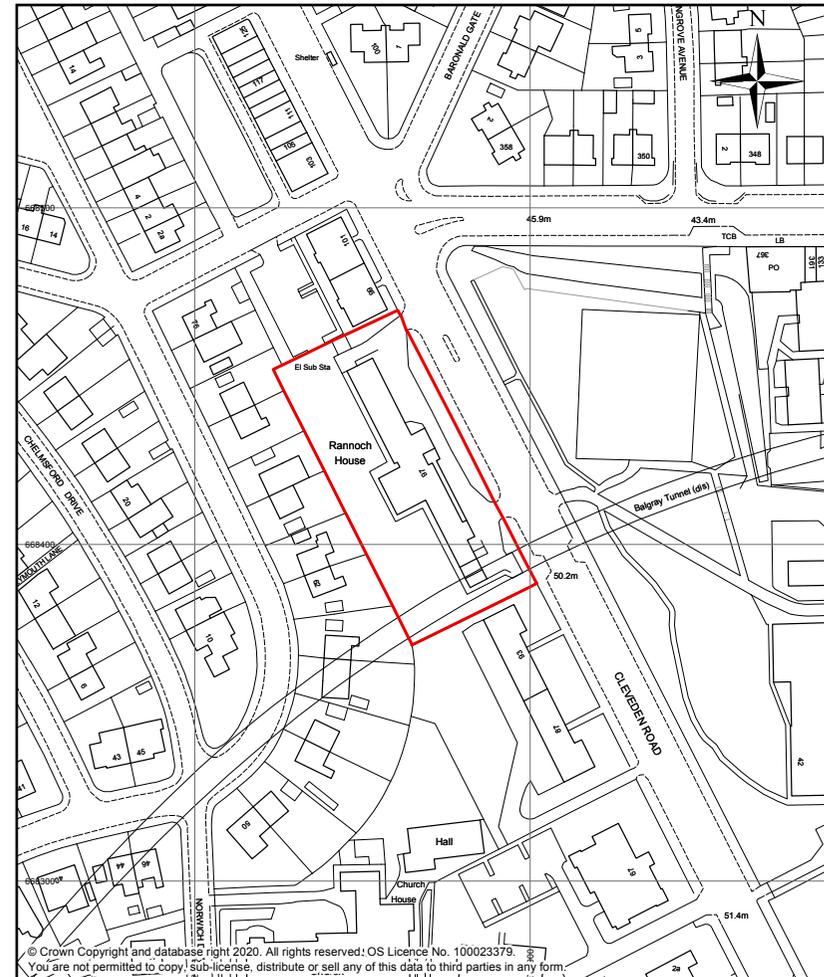
RESIDENTIAL DEVELOPMENT OPPORTUNITY



Former Care home at 97 Cleveden Road, Glasgow, G12 0JN.
Site Area - 0.38 hectares (0.93 acres)

RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Residential development opportunity within Glasgow's desirable West End.
- Former care home (scheduled for demolition).
- Located within easy commuting distance of Glasgow City Centre and close to a wealth of amenities.
- Site extends to 0.38 hectares (0.93 acres) or thereby.



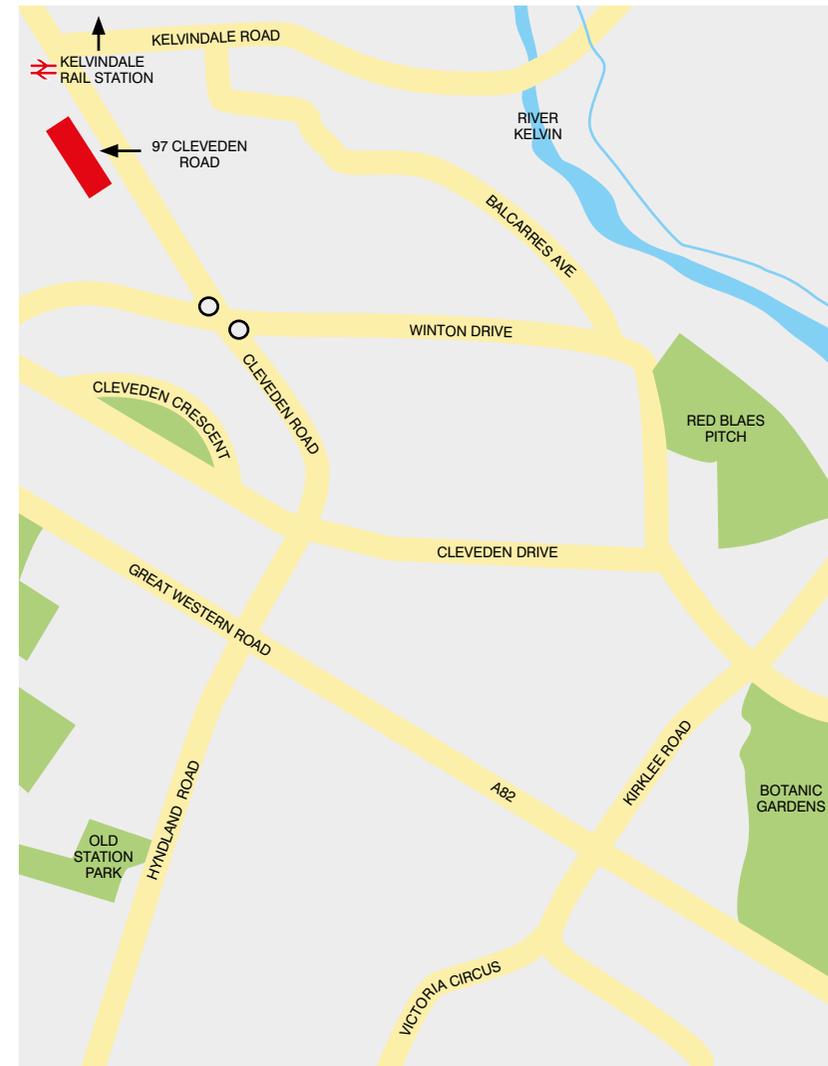
LOCATION

The subjects are located off Great Western Road in the sought after area of Kelvindale in Glasgow's West End, approximately 6 km (3.7 miles) from Glasgow City Centre. The area enjoys excellent communication links with nearby access to the Clydeside Expressway and to the main motorway network offering access to the city centre, M8 and Glasgow Airport. Kelvindale train station is located less than a kilometre away and offers a frequent service to Glasgow Queen Street, whilst regular bus services are available on Cleveden 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 via a walk along the nearby River Kelvin. Byres Road, the heart of Glasgow's west end, is located close by providing a vibrant food and drink scene alongside an excellent retail offering in the form of High Street retailers and independently owned shops.

Kelvindale is within the catchment of highly sought after schools such as Kelvindale Primary, Cleveden Secondary and Notre Dame Primary and High Schools, making the locale extremely popular with families. The High School of Glasgow along with Kelvinside Academy are also both located a short distance away.

The subject site is located just north of the Conservation Area and is bounded to the north, south and west by a mix of private flats and dwelling houses and to the east by Cleveden Road, and directly beyond Cleveden High School.



SITE DESCRIPTION

The subject site extends to approximately 0.38 hectares (0.93 acres) or thereby as shown bounded in red on the site plan. Formerly used as a care home, the existing building (Rannoch House) is scheduled for demolition.

The site is rectangular in shape and slopes downwards from east to west. The grounds are mainly grassed and bounded by a brick wall. To the front there is a hard surfaced car park. Mature trees are provided around the perimeter of the grounds including the Cleveden Road frontage. There is a separate vehicular entrance and exit to the site.

The disused Balgray Railway tunnel traverses the site along the southern boundary (see Servitudes/Rights of Access).

To the north lies a Scottish Power electrical substation which currently serves the network (see Servitudes/Rights of Access).

TENURE

The heritable interest in the site is for sale.

A condition of Title is that any dwelling houses constructed on the site should be built using stone or artificial stone materials. Along with that, residential development should not exceed three storeys unless there is provision of a lift. Further information is provided in Objective Connect.

SERVITUDE/RIGHT OF ACCESS

There is a disused railway tunnel running under part of the site. The approximate location is shown on the site plan. There exists a servitude right over the tunnel, which now lies with Highlands England Historical Railways Estate. Contact details can be made available to interested parties. The servitude is for all railway purposes and no other uses. The servitude does not prevent development over or on either side of the tunnel and covered way. The railway company has responsibility to keep up and maintain the tunnel.

A Scottish Power electrical substation sits to the north of the site serving the local network. Scottish Power advise that there is a lease in place expiring at 2033, however there is no available lease documentation. It is likely that Scottish Power will require to retain the substation along with access to it.

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 - Glasgow City Council

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.

This particular site will be primarily of interest to housing developers. Relatively modest commercial floor space with uses compatible in residential areas may also be supported 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 outer urban area with below-base accessibility to public transport.

Lower densities will, generally, be appropriate in the Outer Urban Area, where development proposals should be informed by the prevailing plot size in the vicinity where a clear pattern exists.

Where there is no clear pattern of development to provide a context maximum density may vary between 30 DPH (dwellings per hectare) and 50 DPH subject to the townscape context of the site and prevailing building heights of surrounding properties.

In shaping proposed layouts interested parties should note that the trees fronting the site create an attractive street boulevard and have strong amenity value contributing to the character of the area.

With the foregoing in mind indicative drawings 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

PLANNING (CONTINUED)

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 - Residential Design Guide - Glasgow City Council
- Open Space Strategy (DRAFT) - Open Space Strategy - Glasgow City Council
- Flood Risk and Drainage Impact - Flood Risk and Drainage Impact Assessments - Glasgow City Council

*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

A Geotechnical Desk Study: Preliminary Report is available in Objective Connect.

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.

VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of VAT and Land and Buildings Transactions 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 be subject to VAT.

CLOSING DATE

City Property 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:

[Former Care Home, 97 Clevedon Road | City Property Glasgow](#)

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 fully informed.

FURTHER INFORMATION

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

- Service Plans.
- Geotechnical Desk Study; Preliminary Report.
- Servitude to Lanarkshire and Dunbartonshire Railway Company and their successors, Highlands England Historical Railways Estate.
- Title Information including restrictions on development.



contact details

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

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