

FOR SALE

OFFICE/INDUSTRIAL/STORAGE & DISTRIBUTION DEVELOPMENT OPPORTUNITY



Site C – Dalsetter Business Village, Drumchapel, Glasgow G15

Site area of 1.15 hectares (2.84 acres)

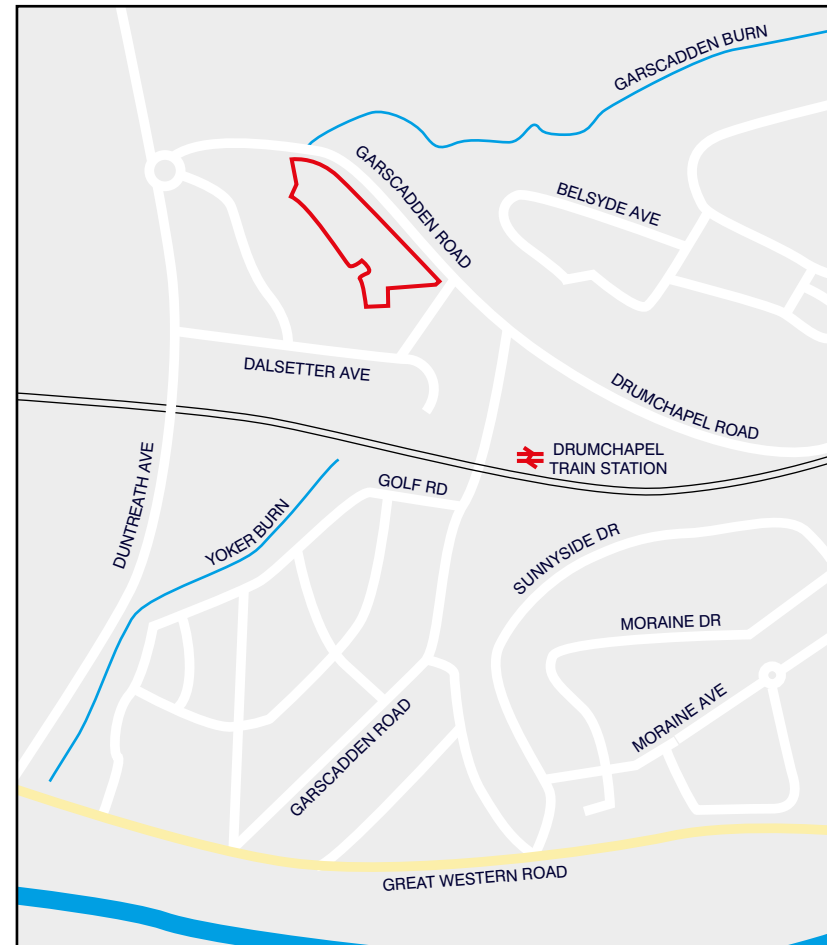
LOCATION

Dalsetter Business Village is located approximately 9 kilometres north-west of the city centre in the Drumchapel area of Glasgow.

Site C is situated on the eastern edge of the Business Village and is accessed via Dalsetter Crescent. The site benefits from excellent transport links via the A82, providing easy connections to Glasgow City Centre, the M8 Motorway (and the main motorway network thereafter) and Glasgow Airport via the Erskine Bridge.

The site is convenient for public transport links on Duntreath Avenue. Drumchapel Railway station, the town centre and the Great Western Retail Park are all nearby.

The surrounding area includes: Garscadden House providing business suites for small businesses; Tough Construction Ltd and ALDI to the west; and Dalsetter Business Centre providing office accommodation and industrial workspace located at the southern edge of the business village.



DESCRIPTION

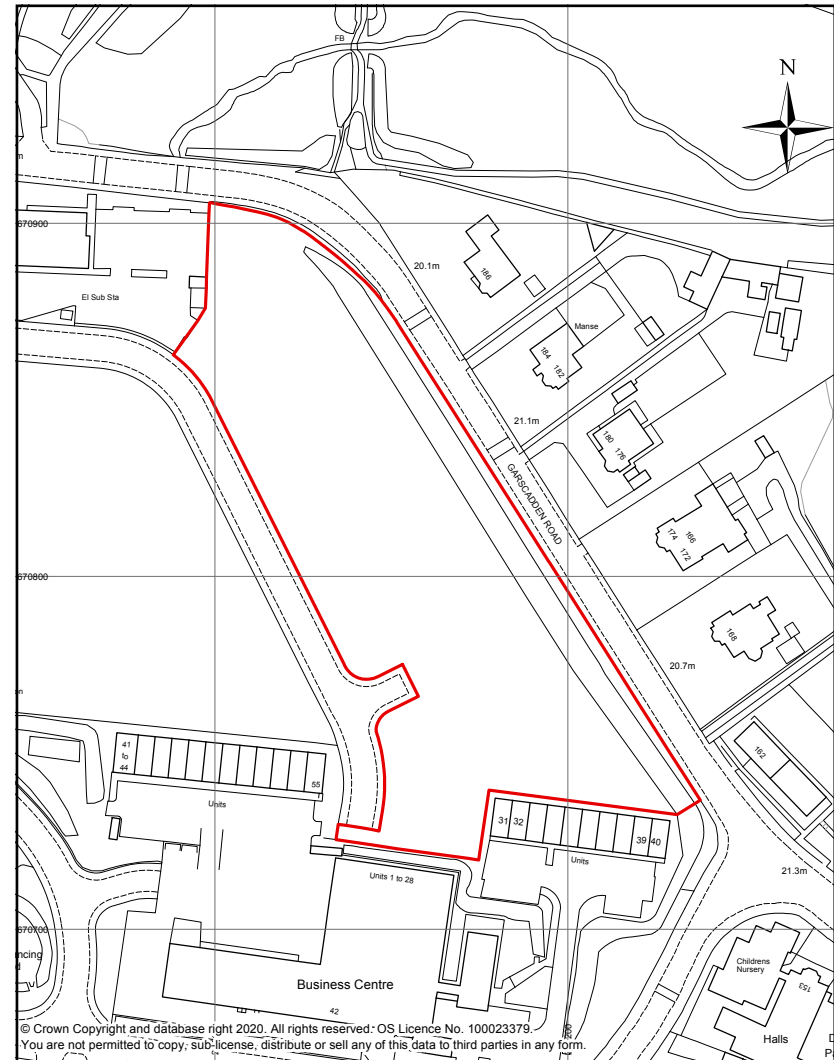
The subject site is one of two sites available for sale within the Dalsetter Business Village.

Site C provides a grassed development site extending to approximately 1.15 hectares (2.84 acres) as shown bounded in red on the site plan. A sloped embankment is found at the eastern boundary which steeply slopes from east (Garscadden Road) to west.

The adjacent Site B is also available and further information can be found on our website: <https://www.citypropertyglasgow.co.uk/buy/property/site-b-dalsetter-business-village>.

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.



PLANNING

The site is located in the “Drumchapel Economic Development Area” as defined in City Development Plan.

CDP Policy 3: Economic Development policy seeks to further develop the city’s economy, and that of the wider city-region, by ensuring that Glasgow’s Economic Development Areas (EDA) have the premises, physical environment and available land to meet current and future needs. The identification of appropriate areas for investment in the creation of employment opportunities is a fundamental land use function of this guidance. This will contribute towards delivering the Strategic Development Plan and City Development Plan outcomes of ensuring Glasgow is a green city that is vibrant with a growing economy, provides a sustainable place to live and work, and is well connected by good infrastructure.

Given the foregoing the Council is **marketing this site for redevelopment for land uses within Classes 4 ‘Business’, 5 ‘General Industrial’ or 6 ‘Storage or Distribution’,** of the Town and Country Planning (Use Classes)(Scotland) Order 1997.

Policies CDP 1 (The Placemaking Principle) and CDP2

(Sustainable Spatial Strategy), and their corresponding Supplementary Guidance, are overarching policies which must be considered for all development proposals.

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 3 Economic Development

CDP 5 Resource Management

CDP 8 Water Environment

CDP 11 Sustainable Transport

CDP 12 Delivering Development

SG1 Placemaking parts 1 and 2

IPG 3 (SG 3) Economic Development

SG 5 Resource Management

SG 8 Water Environment

SG 11 Sustainable Transport

IPG 12 (SG12) Delivering Development

*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.

TITLE

The heritable title to the site is held by Glasgow City Council. The property is to be sold with the benefit of vacant possession, subject to and with the benefits of any rights of way, servitudes or restrictions.

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

Glasgow City Council is seeking best bids for its interest in this site and will consider both unconditional and conditional offers.

Notification of any closing date will be issued to all prospective bidders who have registered their interest by submitting full contact details via our website:

<https://www.citypropertyglasgow.co.uk/buy/property/site-c-dalsetter-business-village> or by emailing:

marketing@citypropertyglasgow.co.uk, quoting 'Interested Party - Site C, Dalsetter Business Village, Glasgow.'

Whilst City Property will endeavour to advise all parties who have registered their interest of any 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 fully informed of the correct procedures for submitting a bid.

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.
- Site Investigation Report (with the benefit of a Collateral Warranty)



contact details

For further information please contact:

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

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For planning information contact:

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Disclaimer 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 dated August 2020 and Particulars dated December 2020.

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.