

# FOR SALE

## DEVELOPMENT OPPORTUNITY



Springburn Nursery School and Janitor's Lodge,  
48/54 Gourlay Street ,Glasgow G21 1AE

1,370 sq m (14,746 sq ft) or thereby • Site area 0.54 acres (0.22 ha) or thereby

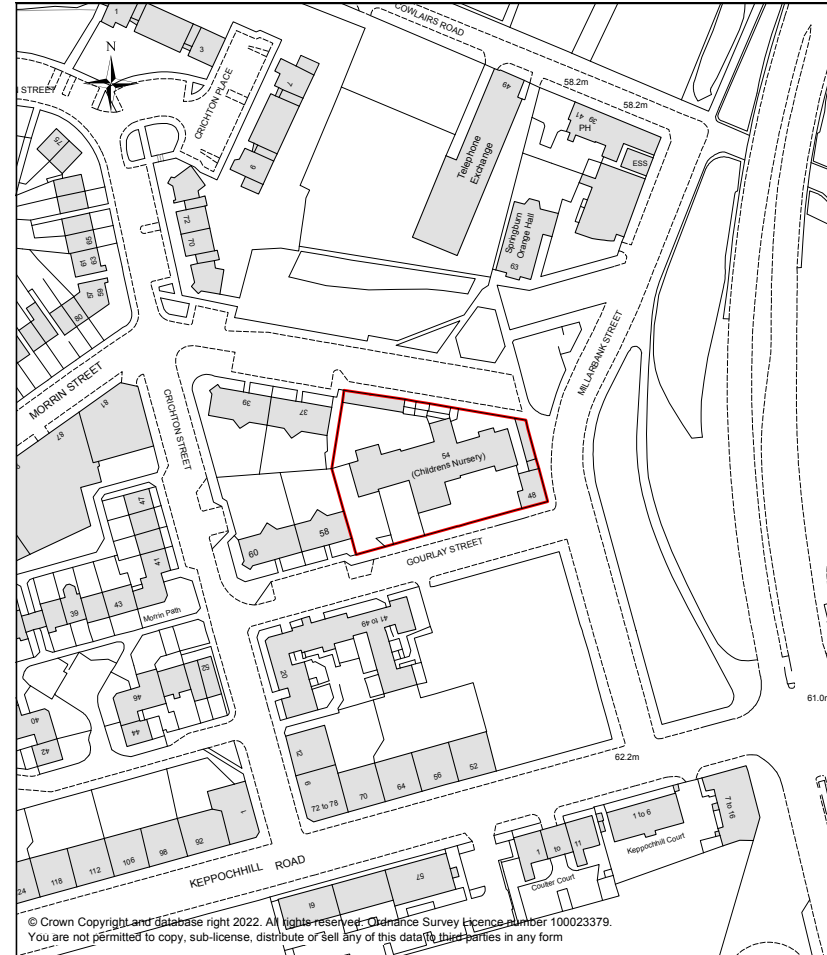
## DEVELOPMENT OPPORTUNITY

### Springburn Nursery School and Janitor's Lodge, 48/54 Gourlay Street, Glasgow G21 1AE

- On the instructions of Glasgow City Council
- Development opportunity
- Grade C Listed Former Nursery School and Janitor's Lodge extending to 1,370 sq. m (14,746 sq. ft) or thereby.
- Site area 0.54 acres (0.22 ha) or thereby
- Best bids invited

## LOCATION

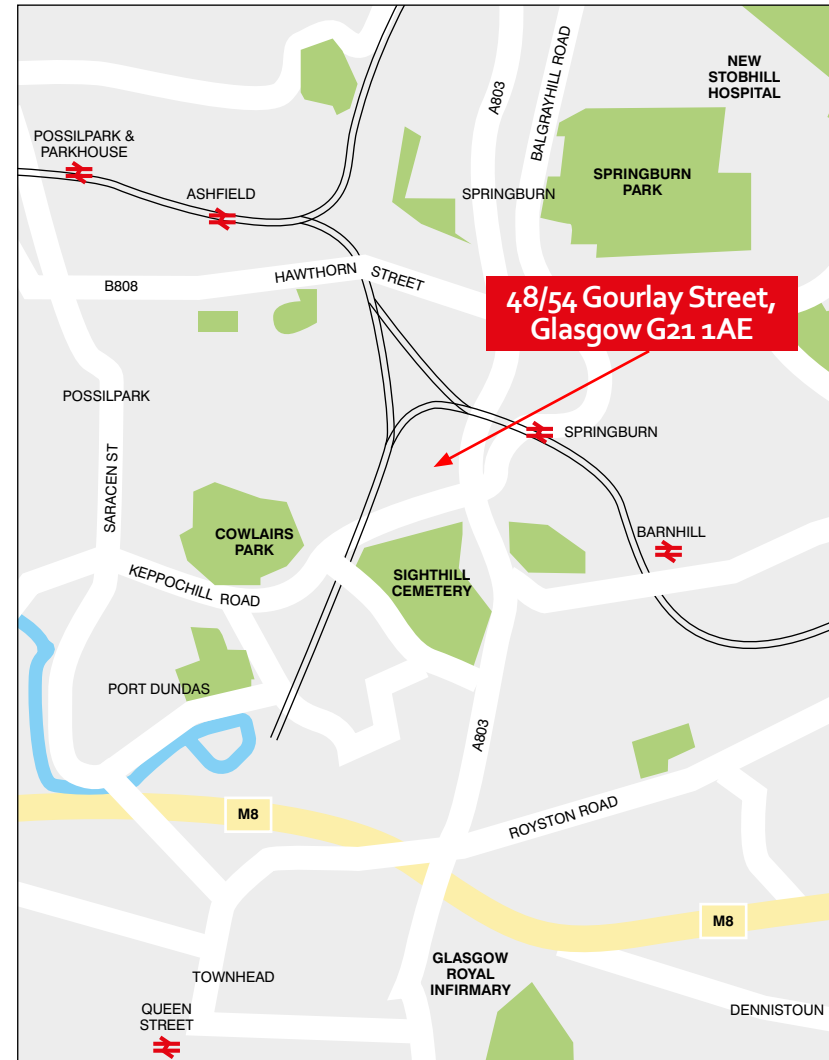
The subjects are located approximately 2 miles north of Glasgow City Centre in the Springburn area of the city. The site lies to the north west of the junction of Gourlay Street and Millarbank Street. Access to the site is taken via Gourlay Street, an existing adopted single carriageway road. Springburn Shopping Centre is located only a short distance to the north-east. The site benefits from good public transport links to and from Glasgow City Centre via bus and rail.



## DESCRIPTION

The subject property comprises the former Springburn Nursery School and Janitor's Lodge.

The buildings date from the late 19th Century and are both category C listed. Designed by David Thomson in 1873-5 the subjects are an excellent example of one of the many Parish Schools built by The School Board of Glasgow between 1873 and 1918.



## PLANNING

Glasgow City Development Plan was adopted on 29 March 2017. The adopted 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, 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.

Glasgow City Council is seeking a restorative purchaser for this outstanding city centre built heritage asset and City Development Plan policy CDP 5 - Historic Environment supports the sustainable reuse of this statutory listed building – see <http://portal.historicenvironment.scot/designation/LB33613>

The Planning Authority considers this Category C listed building as an excellent opportunity for residential conversion. Commercial uses may also be supportable (office/business or studio space/nursery etc) where there are no issues concerning loss of amenity, undue impacts or land-use compatibility.

Residential conversion of this former school 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.

Careful consideration of the internal spaces, architecture of the building and its special character will be required. Specific guidance on residential conversions of listed buildings is contained in SPG 9 – Historic Environment.

With the foregoing in mind a design and access statement will be a prerequisite in support of a competent bid for residential conversion demonstrating that the interested party has applied a placemaking approach to the site specific issues.



## PLANNING (CONTINUED)

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

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.

## ACCOMODATION

The subjects provide the following approximate areas:

**Total 1,370 sq m 14,746 sq ft**

Interested parties will require to satisfy themselves in respect of measurement and calculation of floor areas.

## RATEABLE VALUE

The Rateable value effective from 1st April 2017 is £33,250

Further information can be obtained at Scottish Assessors Website

The Poundage Rate for 2020/2021 for this property is has been set at £0.503 in the pound.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate/Action Plan will be made available to interested parties.

## 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 not be subject to VAT.

## TENURE

The heritable interest in the site is for sale.

## 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.

## GROUND CONDITIONS

For further details on general ground conditions, please contact: Geotechnical and Land Remediation ,NRS, 231 George Street, Glasgow, G1 1RX;

Email: Donald.linn@drs.glasgow.gov.uk

## 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: [Springburn Nursery School](#) or by emailing: marketing@citypropertyglasgow.co.uk, quoting "Interested Party – Springburn Nursery School".

Whilst City Property Glasgow LLP 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 City Property (Glasgow) LLP website to ensure that they are aware of the closing date and fully informed of the correct procedures for submitting a bid.





## VIEWINGS & FURTHER INFORMATION

For 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)

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