



FOR SALE

DEVELOPMENT OPPORTUNITY

Land at 10/12 Delvin Road, Cathcart, Glasgow, G44 3AB

- On the instructions of Glasgow City Council
- Site area of approximately 0.16 hectares (0.4 acres) Net developable area 0.1 hectares (0.25 acres)
- Suitable for low impact commercial or residential development
- Vacant cleared site

LOCATION

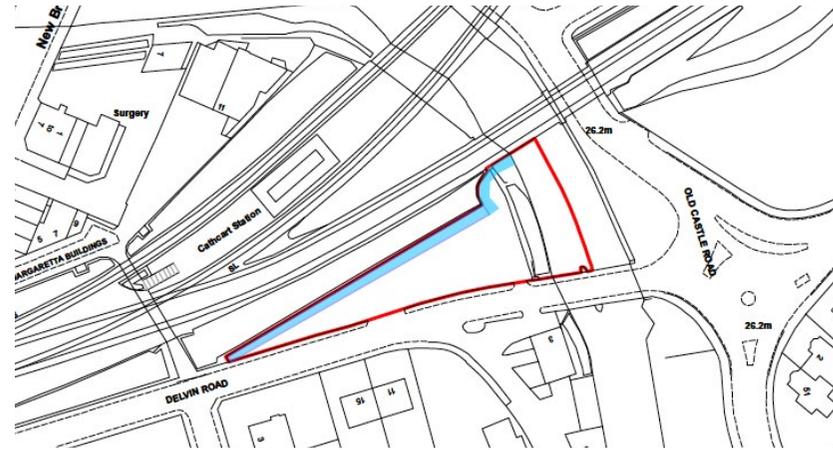
The subjects are located on Delvin Road in the Cathcart area of Glasgow, approximately 6 km south of Glasgow City centre. The site benefits from excellent transport links given its proximity to Cathcart railway station and the frequent bus services on Clarkston Road. There is also easy access to the M74 and M8 motorways.

Cathcart is a popular residential pocket within Glasgow's south side and is conveniently placed for a range of shops, bars, cafes and restaurants as well as sports centres and schools. For more recreational activities, Kings Park and Linn Park are close by.

The site is bound to the north by the railway embankment, to the east by the White Cart Water and established residential housing to the south.

SITE DESCRIPTION

The site comprises a triangular plot extending to 0.16 hectares (0.4 acres) with a Net developable area of 1.0 hectares (0.25 acres) or thereby. The mainly level site had previously been used as an unofficial car park and is now a cleared vacant site. The site offers a substantial frontage onto Delvin Road.



TITLE

Title to the property 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. The subject site is shown outlined red on the attached plan.

The title will specifically be subject to a right of access along the 1m strip shown blue on the attached plan. This right will be reserved to Network Rail for the repair and maintenance of the retaining wall.

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.

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 placed base 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 opportunity will be of interest to those seeking to regenerate the site as a modest residential development factoring in the restricted physical nature of the site and adjoining operational railway embankment. Low impact commercial uses may also be supportable providing there is suitable access/egress and parking arrangements, no undue impact on residential amenity or issues regarding compatibility with neighbouring land uses e.g. the adjacent operational railway.

Key supplementary planning guidance to consider:-

SPG 1: (SG1) Placemaking - Part 2 of the City Development Plan provides detailed planning guidance relating to:

- Site planning
- Residential density
- Design and materials requirements
- Proposals for non-residential use
- Refuse storage

For further information - [Placemaking Principle](#)

For further information and to view [Glasgow City Development Plan](#)

Alternatively, contact DRS Planning on 0141 287 8555.

GENERAL GROUND CONDITIONS

For details on general ground conditions, email marketing@citypropertyglasgow.co.uk in the first instance.

For further enquiries contact: Geotechnical and Land Remediation, DRS, 231 George Street, Glasgow, G1 1RX; 0141 287 8525. Email geotechnical@drs.glasgow.gov.uk

SERVICES

It is understood that all main services (water, gas, electricity, sewage) are available to the nearby residential streets and can therefore be utilised due to their close proximity to the site.

It will be the responsibility of the purchaser to ensure that required services are available and adequate for the proposed development of the site. Service plans are available by request from marketing@citypropertyglasgow.co.uk

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 the 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 through submitting full contact details to marketing@citypropertyglasgow.co.uk quoting **"Interested Party 10/12 Delvin Road"** or by telephoning 0141 287 6161.

Whilst City Property will endeavour to advise all parties who have registered 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 the City Property website at www.citypropertyglasgow.co.uk to ensure that they are aware of the closing date and request information for Submitting Parties Guidance.

CONTACT DETAILS

For more information contact:

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DISCLAIMER

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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