

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Land at Crookston Road (Former Howford School), Glasgow G53 7TX
Site Area 3.33 Hectares (8.23 Acres) or thereby

LOCATION

The subject site is located in the established residential area of Crookston, approximately 11 km (7 miles) south west of Glasgow City Centre. The site offers an attractive development opportunity on the edge of the White Cart Water.

The surrounding area is predominately residential with a good selection of local amenities and education provision. Silverburn Shopping Centre, Pollok Country Park and the Glasgow Club Pollok are all nearby with Rosshall Park and Crookston Castle, a ruined castle dating back to the 15th century, within walking distance.

The site provides easy access to the M8 (Junction 25) and the M77 (Junction 2) allowing for onward travel to Glasgow City Centre to the east and north, Glasgow Airport, Paisley and Loch Lomond to the west and Ayrshire to the south. Public bus links are available on Crookston Road and Crookston Railway Station, linking to the wider Scotrail network, is situated less than 1 km away.





SITE DESCRIPTION

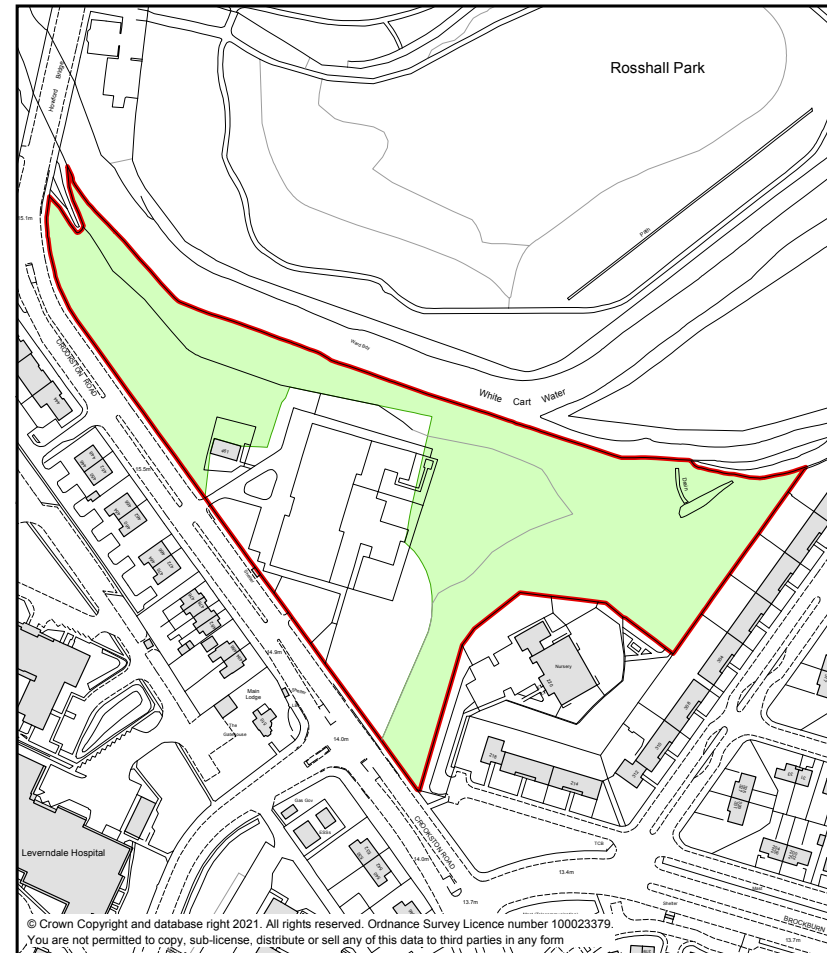
The subject site was formerly occupied by Howford Primary School and Schoolhouse, both of which have since been demolished. The site extends to 3.33 hectares (8.23 acres) or thereby and is shown outlined in red on the attached plan.

The site is bound to the north by the White Cart Water, to the east and south by residential development and Linthaugh Nursery School and to the west by Crookston Road leading to the National Cycle Network: Route 7.



It should be noted that a significant part of the site is designated as the White Cart Water Green Corridor and Site of Importance for Nature Conservation (SINC) as identified in the City Development Plan. The extent of the SINC is highlighted green on the attached plan. Any development within a SINC and/or a Green Corridor will be limited, therefore please refer to the Planning Section within this brief for further guidance.

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.



LAND AT CROOKSTON ROAD

-  land owned by Glasgow City Council - 3.33 ha
-  part of White Cart Water SINC - 2.26 ha

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 <https://www.glasgow.gov.uk/index.aspx?articleid=16186>

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 site will be primarily of interest to housing developers. Relatively modest commercial floorspace with uses compatible in residential areas may also be supportable 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 base accessibility to public transport**. In such circumstances Glasgow City Council will allow the site to be developed to a **maximum of 50 DPH (dwellings per hectare) subject to the townscape context of the site and prevailing building heights of adjacent properties**.

As well as the former school site, the subjects include additional grounds to maximise the developable area and allow for successful placemaking providing amenity within the site. Part of the site is affected by the White Cart Water **Green Corridor** and **Site of Importance for Nature Conservation (SINC)** which are focused on the riparian banks of the adjacent watercourse. As such developers will be required to carefully masterplan the site taking account of the context of the site and ecological value. The design process should **look beyond the boundaries of the site** to consider the broader spatial context in identifying opportunities for enhancing/extending the Green Network/SINC. There is a presumption against development which

PLANNING (CONTINUED)

would have an adverse effect on such designations. The Council will support proposals which enhance the nature conservation interest of the locally designated sites and promote well-considered nature based solutions.

Given the proximity of the site to the White Cart Water early consideration should be given by interested parties to drainage impact and flood risk mitigation.

With the foregoing in mind a design and access statement 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 6 Green Belt and Green Network
- CDP 7 Natural Environment
- 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:

- Design, residential layout and density.
- proposals for non-residential use
- SG 5 Resource Management
- IPG 6 (SG 6) Green Belt and Green Network
- SG 7 Natural Environment
- SG 8 Water Environment
- SG 10 Meeting Housing Needs
- SG 11 Sustainable Transport
- IPG 12 (SG12) Delivering Development

In addition:-

- [Residential Design Guide](#)
- [Open Space Strategy \(DRAFT\)](#)
- [Flood Risk and Drainage Impact](#)

*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.

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.

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

Technical information is available in our data room via Objective Connect which can be accessed upon request. Information includes:

- Service Plans.
- Geotechnical Desk Study: Preliminary Report.

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/land-crookston-road> or by emailing: marketing@citypropertyglasgow.co.uk, quoting "Interested Party – Land at Crookston Road"

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.



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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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.