

FOR SALE

DEVELOPMENT SITE

9 BELSYDE AVENUE, DRUMCHAPEL, GLASGOW G15 6AW

SITE AREA APPROX: 4,112 SQ M (1.02 ACRES)

**CITY
PROPERTY
INVESTMENTS**



DEVELOPMENT SITE

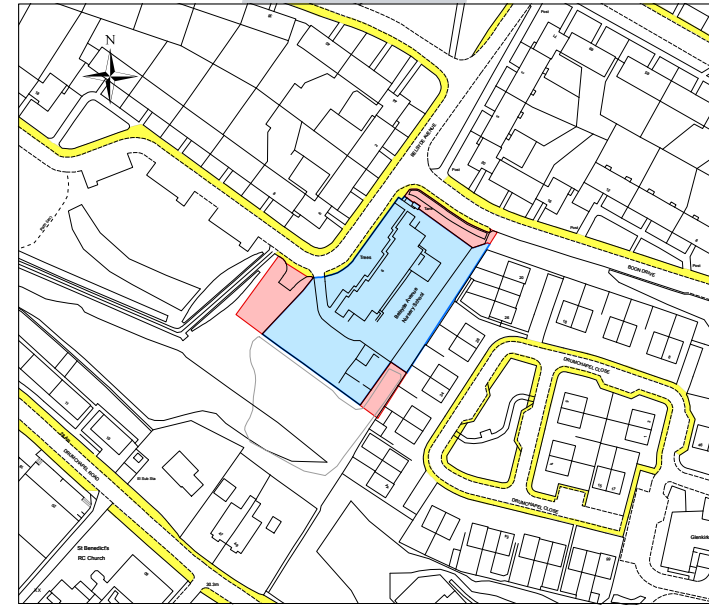
- For sale on behalf of City Property Glasgow (Investments) LLP and Glasgow City Council
- Total site area approx. 4,112 SQ M (1.02 ACRES)
- Close to Drumchapel Train Station

DESCRIPTION

The development site formerly housed the Stonedyke Neighbourhood Centre. Glasgow City Council has added in three areas making the overall site slightly larger and more regular. Access is taken from Belysde Avenue.

The site is broadly flat and is in a slight L shape. The east side of the site houses a mature hedge with a private residential housing estate behind. To the south of the site there is quite a steep embankment accommodating a forest and the view to the west affords some stunning views across Glasgow and partly to residential flatted housing. Boon Drive borders the north and has flatted housing.

The surrounding area is a mixture of private and social housing.



Ownership Plan

- CPGI
- Glasgow City Council

LOCATION

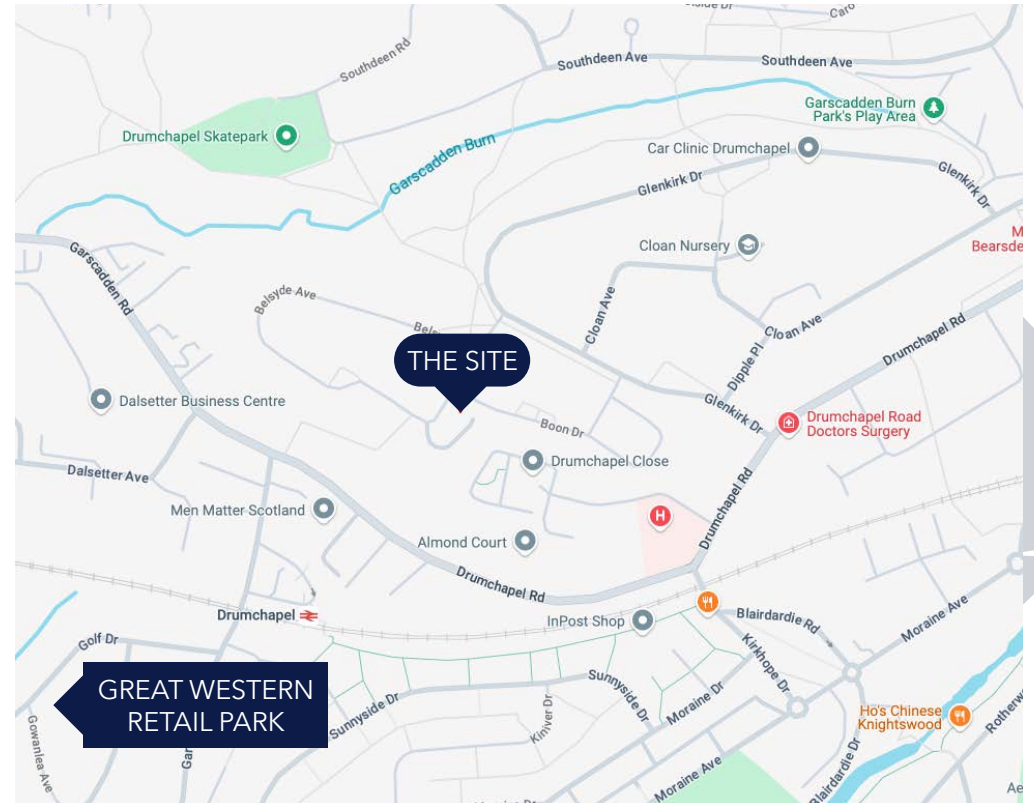
Drumchapel is expanding all the time through a mixture of private and housing association developments. Belsyde Avenue is in the heart of Drumchapel in an elevated position with some fantastic views across the city. Bus stops are available at nearby Glenkirk Drive and Drumchapel Road. A path from Belsyde Avenue to Drumchapel Road provides quick access to Drumchapel Train Station. Belsyde Avenue is close to a wealth of great nearby facilities including Glasgow Club Donald Dewar, Aldi, Great Western Retail Park, Drumchapel Tennis Club, Garscadden Burn and a wealth of employment opportunities.

TENURE

The heritable interests (Scottish Equivalent to English Freehold) in the site are offered for sale.

VAT/LEGAL COSTS

The purchaser will be responsible for the payment of VAT and Land and Buildings Transaction Tax (LBTT) incurred in connection with the transaction. Each party will be responsible for their own legal costs. It should be noted that the site is not currently opted to tax.



MAP DATA © 2024 GOOGLE

PLANNING

Interested parties should make their own enquiries in respect of their proposed use.

GENERAL GROUND CONDITIONS

A Geotechnical Desktop Study is available in our data room, together with service plans.

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 their proposed development.

CLOSING DATE

City Property Glasgow (Investments) LLP / Glasgow City Council are looking for best bids for their interests in this site.

Notification of the closing date will be sent to all prospective bidders who have registered interest in the property and provided full contact details at our website <https://www.citypropertyglasgow.co.uk/buy/property/9-belsyde-avenue>

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 it is the responsibility of interested parties to ensure that they are aware of the closing date and as such they should regularly check the City Property website for updates.

FURTHER INFORMATION

Further information is available on request which includes

- Service plans
- Site plan
- Desktop Ground Condition Report

CONTACT DETAILS & FURTHER INFORMATION

City Property (Glasgow) LLP

Exchange House, 229 George Street, G1 1QU



For further information contact:

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or

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Interested parties wishing to view the subjects should register via our **website**, email **marketing@citypropertyglasgow.co.uk** or telephone 0141 287 2506

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

Important 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 and Particulars November 2024.

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 2506 or email info@citypropertyglasgow.co.uk