

FOR SALE

DEVELOPMENT SITE

DRUMCHAPEL, GLASGOW
24.19 HECTARES (59.77 ACRES)

Offers Over £6,000,000

**CITY
PROPERTY
GLASGOW**



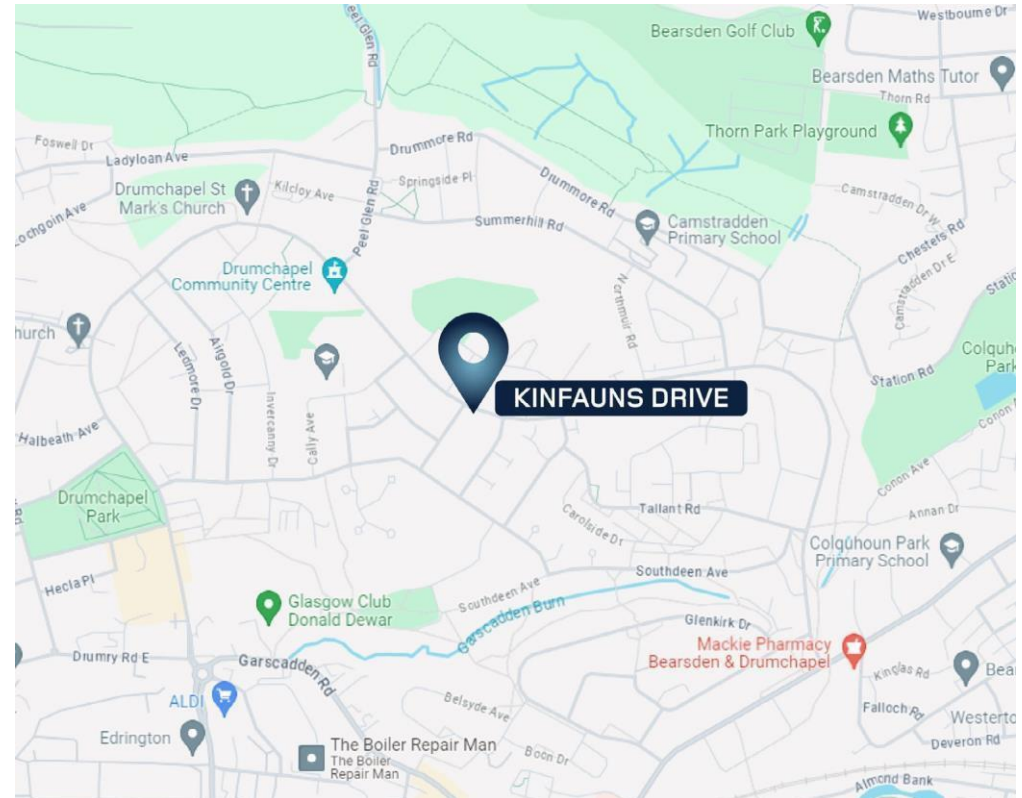
SITE

Residential Development Opportunity with a total site area of 24.19 Hectares (59.77 Acres)

LOCATION

The site is located in the Drumchapel area of Glasgow and is 1 mile to the North-East of Great Western Road and 6 miles to the North-West of the City Centre.

- Established Residential location with apartments semi-detached and detached villas in the surrounding area.
- Accessed directly from Kinfauns Drive.
- Close to public transport links including Drumchapel and Bearsden Railway Stations which are within walking distance of the site and the bus corridor which passes through Kinfauns Drive.
- Proximity to St Clare's Primary School, Drumchapel High School, Great Western Retail Park, Bearsden Golf Club and various Health Facilities.



MAP DATA ©2024 GOOGLE

DESCRIPTION

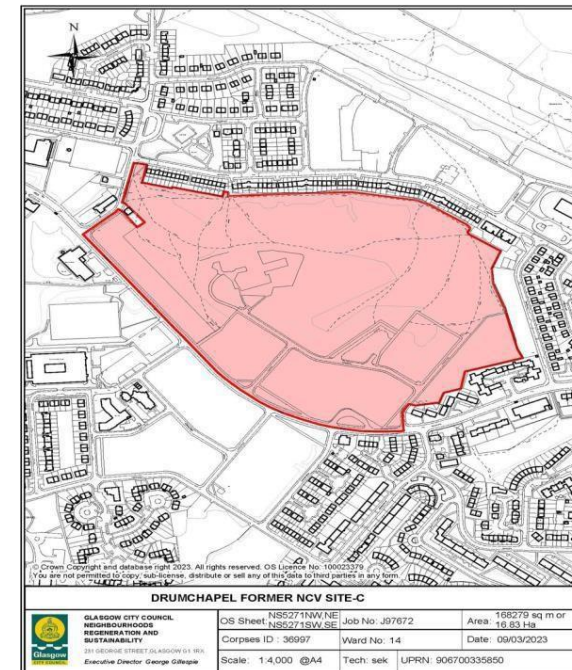
The site comprises two plots. Plot B is located to the South of Kinfauns Drive and is irregular shaped with an area of 7.36 Hectares (18.19 Acres). Plot C is located to the North of Kinfauns Drive and has a site area of 16.83 Hectares (41.58 Acres) –

Plot B

- Open scrubland with generally flat and level topography
- Former site of a school and housing both of which now demolished
- Electrical sub-station at centre of site

Plot C

- Sloped mature Woodland at North and East and flat scrubland at the South and West
- Former housing at South and Primary School at centre of Plot, which are now demolished
- Electrical substation at South-East of the site





TITLE

The Freehold Title is held by Glasgow City Council and the site is to be sold with the benefit of any rights of way, servitude, or restrictions.

VISION

The [Local Development Framework \(LDF\) for Drumchapel](#) identifies this site as a priority for new development, and supports the provision of attractive, high-quality housing primarily for families. Part of the requirement for these sites includes the creation of new open space, nature/green links, local shop/community uses and public realm.

Further guidance is contained in the digital data room including direction on design, landscaping and public open space provision, local shopping provision, archaeology, active travel and transport requirements.

PLANNING

Glasgow’s statutory [Local Development Plan](#) comprises the [City Development Plan](#) (CDP) and [National Planning Framework](#) (NPF), which in conjunction with [supplementary guidance](#) provides the basis for assessing planning applications.

As supplementary guidance to the CDP, the [Drumchapel Local Development Framework](#) (LDF) was adopted in September 2024. Proposed development should align with the LDF, and bidders are expected to engage directly with GCC Planning from the outset of the design process. Key supplementary planning guidance for interested parties to consider as part of the bidding process include:

SG1	Place making provides detailed planning guidance relating to: <ul style="list-style-type: none"> • Placemaking • Design, residential layout and density • Proposals for non-residential use 	SG8	Water Environment
SG4	Network of Centres.	SG9	Historic Environment
SG5	Resource Management.	SG10	Meeting Housing Needs
SG6	Green Belt & Green Network.	SG11	Sustainable Transport: <ul style="list-style-type: none"> • Includes guidance on car parking requirements
SG7	Natural Environment.	SG12	Delivering Development: <ul style="list-style-type: none"> • Sets out an approach to open space provision

Additional Documents

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

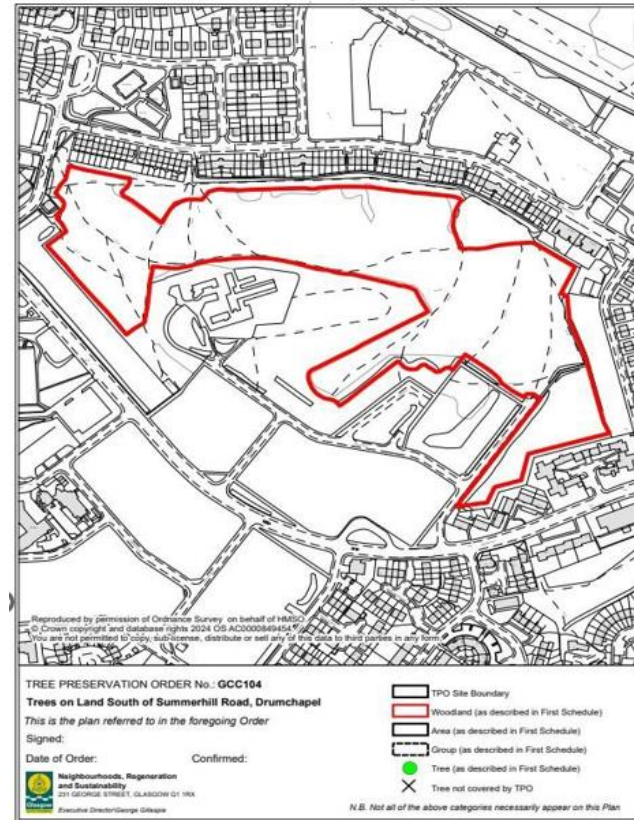
*Note these requirements may not be exhaustive. All planning policies require to be read in conjunction with the relevant supplementary guidance which outlines the detailed requirements of the planning authority.

GENERAL GROUND CONDITIONS

The woodland area located within the boundary of Plot C is to be protected, enhanced and managed through an Agreement to be made under Section 75 of the Town and Country Planning (Scotland) Act 1997. A [Tree Preservation Order](#) (TPO) is in place for this woodland (Order No GCC104):

To maintain the integrity of the Tree Preservation Order's trees and to reduce shading and incursion into gardens and houses we will insist on a 10m no build exclusion zone from the nearest trees including garden spaces.

GCC Flood Management should also be consulted on drainage requirements. West of Scotland Archaeology Service (WoSAS) should be consulted about (all of) the sites for advice and to clarify the extent of any archaeological considerations. The contact for WoSAS is enquiries@wosas.glasgow.gov.uk



Further details on general ground conditions are available in our SharePoint data room - access available upon request. Glasgow City Council has instructed and concluded a suite of site investigations of the development site being marketed. These reports are shared together with the marketing information. A collateral warranty will be afforded to the purchaser (beneficiary) from the provider of said reports at an appropriate time. The collateral warranty style offered is included within the marketing information and will not be subject to change or revision.

For further enquiries contact:

Geotechnical and Land Remediation,
geotechnical@drs.glasgow.gov.uk
Neighbourhoods Regeneration and Sustainability
0141 287 8525

SERVICES

It is understood that mains water, electricity, gas and drainage services are available nearby to the site. It will be the responsibility of the purchaser to ensure that required services are available and adequate for any proposed development. For details of services, please contact marketing@citypropertyglasgow.co.uk.

OFFERS

Glasgow City Council is seeking offers in excess of £6,000,000 for its interest in the property.

Notification of the closing date will be issued to all prospective bidders who have registered their interest by submitting full contact details to: marketing@citypropertyglasgow.co.uk quoting “Kinfauns Drive, Drumchapel”.

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

VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of all (Value Added Tax (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.

VIEWINGS & FURTHER INFORMATION

City Property (Glasgow) LLP
Exchange House, 229 George Street, G1 1QU



Interested parties wishing to view the subjects should register via our [website](https://www.citypropertyglasgow.co.uk), email marketing@citypropertyglasgow.co.uk or telephone 07341 778 287

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

For further property information contact:

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For planning information contact:

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andrew.corletto@glasgow.gov.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 April 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