

FOR SALE

ATTRACTIVE DEVELOPMENT OPPORTUNITY



Former Loancroft House, 101 Muirhead Road, Baillieston, G69 7HB
Site area of 0.41 hectares (1.01 acres) or thereby.

LOCATION

The subject site is located within the Baillieston area, 7 miles east of Glasgow City Centre and close to the boundary for North Lanarkshire. The subject site offers an attractive development opportunity within an established prominent residential area.

The surrounding area is predominately residential land use with good local amenities including local supermarkets, sports centres, libraries, The Lochs shopping centre and the nearby Glasgow Fort shopping complex.

Being an established residential area, there is a good choice of education provision in the area with a variety of primary and secondary schools available.

The site is located less than 1 mile from junction 8 of the M8 motorway and junction 2 of the M73, providing access to Glasgow and the west and Edinburgh to the east, with access to the north and south of Scotland via the M74.



Public bus links are available on Muirhead road with rail links available from Baillieston station less than 200m from the subject site providing direct links to Glasgow Central Station and to the wider Scotrail network.

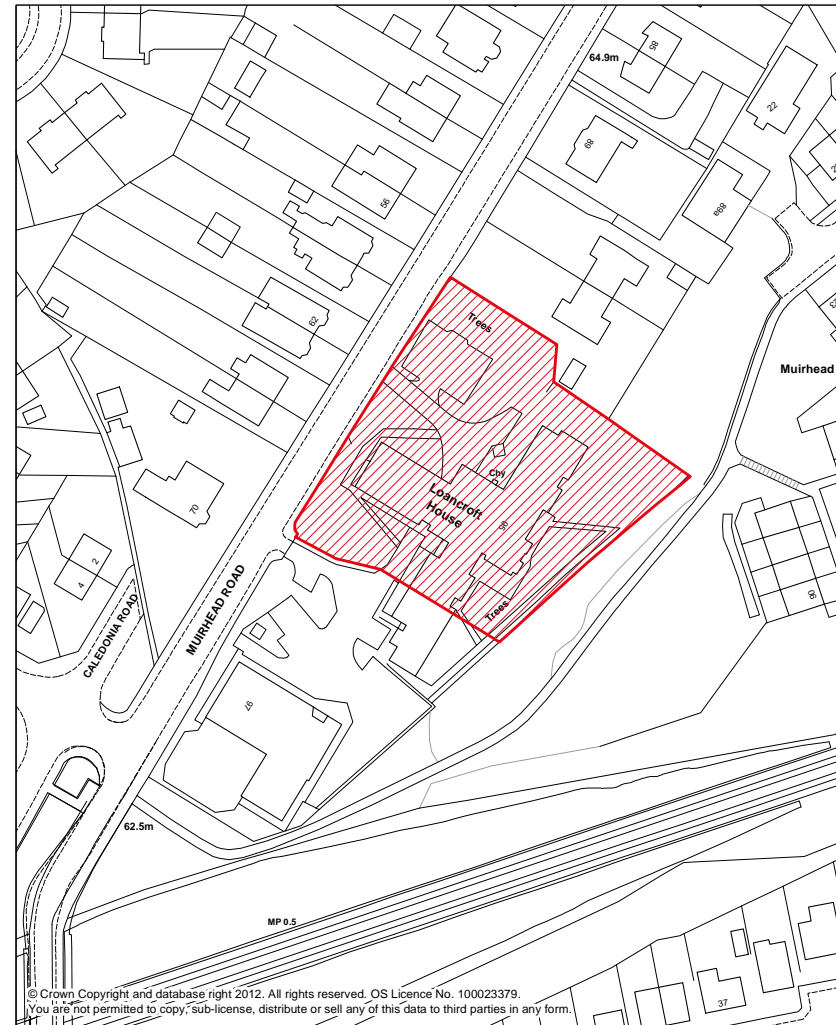


SITE DESCRIPTION

The subject site was formerly the Loancroft House Care Home which is due to be demolished to offer a cleared site for development. The subject site extends to 0.41 hectares (1.01 acres) or thereby. The site is accessed from the west at Muirhead Road, an existing adopted highway and slopes eastwardly towards the rear boundary and designated green space. The south is bounded by the Muirhead Road Day Centre with residential properties to the north and north-west.

TITLE

Title is held by Glasgow City Council. The site is to be sold with the benefit of any rights of way, servitudes or restrictions. The site is highlighted and outlined in red in the attached plans.



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 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.

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 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

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.

To enquire about any of the detailed requirements of the site, please contact Kevin McCormack (Planning Manager), City Property (Glasgow) LLP by e-mailing kevin.mccormack@citypropertyglasgow.co.uk.

GENERAL GROUND CONDITIONS

Desktop geotechnical reports are available, for details on general ground conditions, please contact marketing@citypropertyglasgow.co.uk in the first instance or for further enquiries contact Geotechnical and Land Remediation, DRS, 231 George Street, Glasgow G1 1RX; 0141 287 8525, email geotechnical@drs.glasgow.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 bearing their own legal costs.

SERVICES

It is understood that mains water, electricity, gas and drainage are available to the nearby residential streets and can therefore be utilised due to their close proximity to the sites.

It should be noted that sewer pipes run the length of the north and the west boundary and consideration of these is needed.

It will be the responsibility of the purchaser to ensure that required services are available and adequate for the proposed development of the sites. For details of services, please email: marketing@citypropertyglasgow.co.uk

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 by submitting full contact details to: marketing@citypropertyglasgow.co.uk quoting **“Interested parties – Loancroft House, Muirhead Road”**

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 Guidance.



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

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