

FOR SALE

DEVELOPMENT OPPORTUNITY

LAND AT 108 BELLROCK CRESCENT, CRANHILL
(FORMER ST MODAN'S PRIMARY SCHOOL) GLASGOW G33 3HF
SITE AREA 2.57 ACRES (1.04 HECTARES) OR THEREBY

**CITY
PROPERTY
GLASGOW**



LOCATION

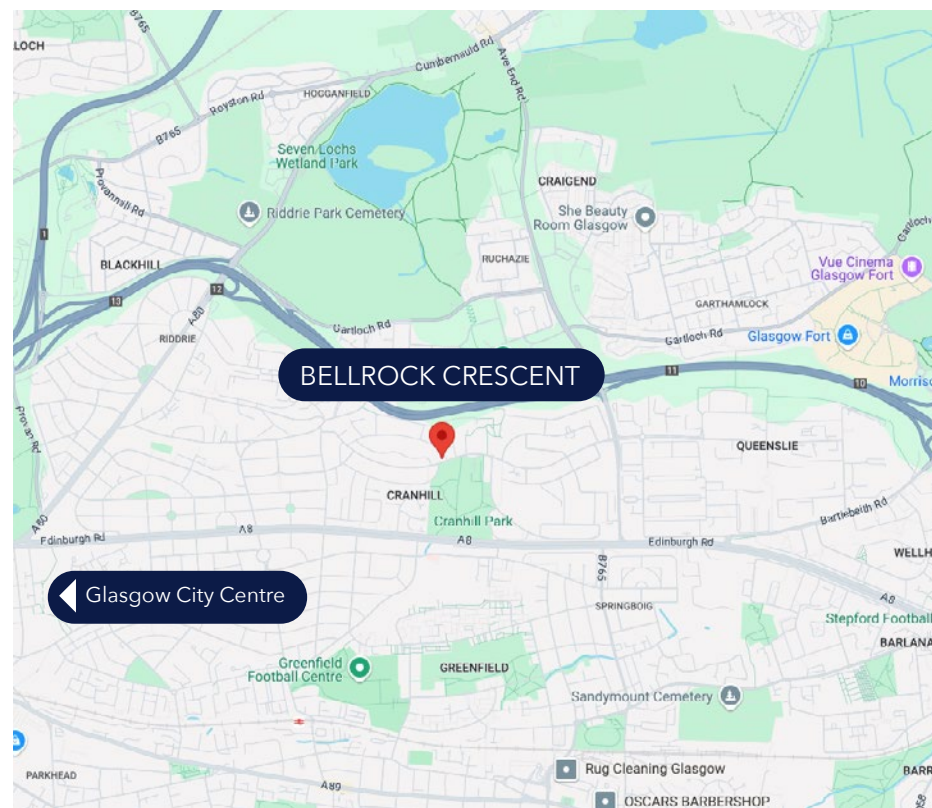
The subject site is located on Bellrock Crescent, in the established residential area of Cranhill, approximately 3.3 miles east of Glasgow City Centre. Access to the site is taken via Bellrock Crescent, which is an existing adopted single carriageway road.

The surrounding area is predominantly residential, offering a combination of privately owned and social housing. Local convenience shopping is located on Lamlash Crescent, supplemented by a Farmfoods store on Edinburgh Road - both within easy walking distance. Glasgow Fort lies a short drive to the northeast and is home to a wide range of retail and leisure operators, including a Morrison foodstore.

Other nearby amenities include community gardens at Cranhill Development Trust, which is located immediately adjacent to the property, and Cranhill Community Centre to the west. Cranhill Park lies immediately to the south and offers extensive and accessible green space, whilst to the north additional sport and leisure facilities are provided at SoccerWorld.

Further to the east lies the busy Queenslie Industrial Estate - home to a number of national and local businesses.

The site is a short distance from Edinburgh Road (A8), which in turn offers excellent access to and from Glasgow City Centre, whilst Stepps Road (B765) connects to Junction 11 of the M8 motorway and Scotland's wider motorway network. Public bus links are available from Bellrock Street and offer a regular service to Glasgow City Centre and beyond.



MAP DATA © 2024 GOOGLE

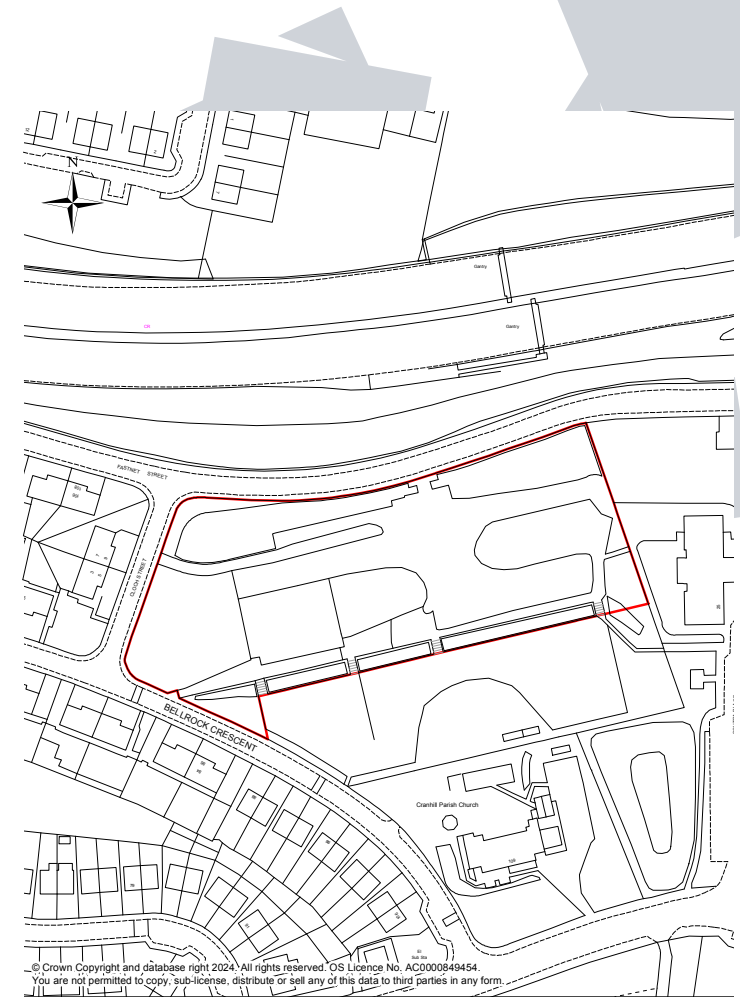


DESCRIPTION


The site was formerly occupied by St Modan’s Primary School, which has now been demolished. The property extends to 1.04 hectares (2.57 Acres) or thereby and is shown outlined on the attached plan.

The subjects are regularly shaped and bounded to the north by Fastnet Street, to the west by Cloch Street and Bellrock Crescent and to the south by a site and premises occupied by Cranhill Development Trust. The eastern boundary is shared with 25 Soutra Place; a high-rise flatted development.

The subjects are generally flat and overgrown with shrubs and young trees, and remnants of the driveway and playground areas are still evident. The surrounding topography slopes from north to south, and a retaining wall forms the northern boundary, with a further retaining wall incorporating staircases providing a natural boundary with the neighbouring land to the south. The site is generally bounded by a combination of steel palisade and chain-link fencing and metal railings with an unsecured boundary to the south. Access is via a vehicular gate leading from Bellrock Crescent.



FORMER ST MODAN'S PRIMARY SCHOOL, BELLROCK CRESCENT, GLASGOW

 GLASGOW CITY COUNCIL NEIGHBOURHOODS REGENERATION AND SUSTAINABILITY 231 GEORGE STREET, GLASGOW G1 1RX Executive Director George Gillespie	OS Sheet: NS6465SW	I.M. Job No: J100307	Area: 1.04 ha
	Cost Centre No: 34802	File: Property ID : 34802	Date: 15/04/2024
	Scale: 1:1,250	Tech: JTH	UPRN : 906700142659

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 benefit of any rights of way, servitudes and restrictions. The subject property is highlighted red as shown in the attached plan.

PLANNING

Statutory Planning Position

The site requires a site-specific design solution in relation to the development plan, consisting of National Planning Framework 4 (NPF4), the Glasgow City Development Plan (GCDP) and associated Supplementary Guidance (SG).

Cognisance requires to be taken of all NPF4 policies, but the following policies in particular will be relevant:

- 3. Biodiversity
- 4. Natural places
- 14. Design, quality and place
- 16. Quality homes
- 18. Infrastructure first
- 20. Blue and green infrastructure
- 22. Flood risk and water management

The GCDP identifies the subjects as being located within the city's outer urban area, and the site is classed as having below base accessibility to public transport. The site is approximately 1.5 hectares. The site is included within the City's Housing Land supply.

In terms of housing density, supplementary guidance SG1 - The Placemaking Principle (Part 2) states at paragraph 2.48, Text Box B, that "Lower densities will, generally, be appropriate in the Outer Urban Area, where development proposals should be informed by the prevailing plot size in the vicinity where a clear pattern exists", and criterion (ii) states "Sites with a net developable area greater than 1.5 hectares and less than 5.0 hectares should be developed with a mix of house types. The majority of the site area should be non-flatted and the overall density should not exceed 50 DPH, regardless of accessibility". Please refer to SG1 Part 2, Pages 31-32, Paragraphs 2.45-2.50, for the full terms of Council's guidance on residential density.

PLANNING continued

Cognisance should be taken, in particular, of Policy CDP1 – The Placemaking Principle and Policy CDP2 – Sustainable Spatial Strategy. In furtherance of Policy CDP2, the Council has produced the Greater Easterhouse Strategic Development Framework (SDF) as spatial supplementary guidance to the GCDP – its adoption is subject to approval from Scottish Ministers. The subjects at Bellrock Crescent lie within the SDF area, and the document should be referred to as appropriate.

The SDF identifies the redevelopment of vacant sites in central Cranhill as “a strategic priority opportunity to deliver local living in sustainable locations” on page 55. Further detail is outlined in the Place Brief for Cranhill found on page 111. The place brief lists the following Strategic Priorities for the area (priority ii. being particularly pertinent to the site):

- I. To reinforce connectivity between Cranhill and Ruchazie and develop active travel and improve accessibility.
- II. The central and eastern parts of the area are characterised by large areas of unproductive brownfield land which are designated within councils effective housing land supply and the vacant and derelict land survey. The SDF promotes bringing these sites back into productive use. They provide an opportunity to improve routes to the local primary schools and to enhance the environment and vibrancy of the neighbourhood focal point at Bellrock St and Lamlash Crescent. The development of these sites should strike a balance between delivering on opportunities for residential development, wider sustainable connectivity improvements and the need to develop a green network for the benefit of biodiversity, health and wellbeing, air quality and climate resilience.

PLANNING continued

III. To provide a functional relationship between Cranhill Park and Croftcroighn Park and establish a hierarchy of play provision.

The site lies within the water vole trigger area. The Interim Guidance for Water Voles is therefore relevant and the mitigation hierarchy outlined within should be followed.

As required, relevant GCDP Policies CDP3-CDP12 inclusive, adopted Supplementary Guidance and Interim Planning Guidance shall be used, as shall the Design Guide - New Residential Areas (March 2013).

For more information on planning please contact:

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North and East Development Management
Neighbourhoods, Regeneration and Sustainability
Glasgow City Council
231 George Street
Glasgow G1 1RX
ianbriggs@glasgow.gov.uk

FOSSORIAL WATER VOLE STRATEGY

The subjects sit within the Water Vole Trigger Area, as identified in Glasgow City Council's Grassland Water Vole Trigger Map. This map highlights the existing and potential geographic distribution of water voles in the north-east of Glasgow to alert developers, planners and land managers to the need for assessment prior to carrying out work on site. Where present, the water voles will require to be relocated during mid-March to mid-April under licence from NatureScot by the developer before any SI works commence within the vicinity of burrows. Early engagement with NatureScot is therefore encouraged. It is critical that interested parties read the guidance at: <https://www.glasgow.gov.uk/watervoles> and <https://www.nature.scot/doc/standing-advice-planning-consultations-water-voles>. The analysis of the investigations that have been undertaken to date conclude that development is possible on the site however a clearly defined strategy is required to enable that to proceed.

VAT/LEGAL COSTS

The purchaser shall 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 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 the required services are available and adequate for any proposed development.

GROUND CONDITIONS

Technical information is available in our Data Room via SharePoint, 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 the 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 Party - Land at 108 Bellrock Crescent, Cranhill".

Whilst City Property will endeavour to advise all parties who have registered their interest of the closing date, it is the responsibility of the 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.

VIEWING & 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**, 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 information contact:

Graeme Davies MRICS

 07774 336 531

 **graeme.davies@citypropertyglasgow.co.uk**

For Planning information contact:

planningenquiry@glasgow.gov.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 on 0141 287 6161 or email info@citypropertyglasgow.co.uk