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INFORMATION FOR SUBMITTING A BID (FORMER ST JOACHIMS PRIMARY SCHOOLHOUSE, 131A MONTROSE AVENUE, GLASGOW, G32 8BZ

CLOSING DATE – 12 NOON, THURSDAY 9TH FEBRUARY 2023

****PLEASE NOTE ONLY E-MAILED BIDS WILL BE ACCEPTED****

No hardcopy, paper bids will be accepted.

Do not submit bids before **12 NOON, MONDAY 6TH OF FEBRUARY 2023**. All bids must be submitted before the closing date **12 NOON, THURSDAY 9TH OF FEBRUARY 2023**. Please ensure you have sufficient time to submit all of your bid before the closing date deadline.

Electronic copies of bids containing all the required information must be submitted to:

Propertyoffers@glasgow.gov.uk

All electronic bids must comply with the following:

- The e-mail subject heading should read: **"131A Montrose Avenue – Closing Date Bid - 12 noon on Thursday 9th February 2023"**.
- Bids should be submitted in a pdf format (or any other format which cannot be edited or altered).
- We cannot accept e-mails with attachments in excess of 30MB. If documents are in excess of this amount, then they should be separated and sent with numbered e-mails, i.e. 'e-mail 1 of 2'; 'e-mail 2 of 2' etc with the subject heading set out above.
- If you receive a response saying that your e-mail has been quarantined, or there has been failure to deliver, please contact:
 - Allison McCaig
Tel: 0141 287 8437 or Email: allison.mccaig@citypropertyglasgow.co.uk

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- An automatic reply will be issued on receipt of e-mail. No further correspondence will be entered into prior to the closing date. **Please check you 'junk' folder if you do not immediately see a reply.**

GENERAL BIDDING INFORMATION

Please note that any offers received after the closing date will not be accepted.

Time limited acceptance of offers cannot be adhered to as it is necessary to report offers to Committee.

All bids will be subject to reporting to the relevant Committee. No decision will be taken until all necessary approvals have been obtained.

No offers will be considered prior to the closing date.

Please note that the name of the purchaser/purchasing entity cannot be amended once Committee or Delegated Approval has been received.

City Property (Glasgow) LLP (CPG) request interested parties to provide proof of available funding to complete the proposed purchase.

CPG and Glasgow City Council have occasional requests under Freedom of Information legislation; Submitting Parties are assumed to accept the possibility that information contained within their submission may be disclosed under such requests.

CPG reserves the right to alter the above closing date for offers. In these circumstances, notification of any change will be sent to parties who have registered their interest in this property.

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HEADS OF TERMS

Please note that Heads of Term offers should provide the following information:

1. **Purchase Price** - this must be a fixed sum.
2. **Name and address of Purchaser** - if more than one name please provide all purchasers' names.
3. **Name of Party/Company to take title to the subjects** – if different from the purchasers. The name of the party/company to take title to the subjects must be provided if different from the purchaser's name, as changes cannot be made following the report to Glasgow City Council's Contracts and Property Committee.
4. **Registered Office Address and Registration Number** – if applicable.
5. **Legal Advisors for Purchaser** – name, address and contact details.
6. **Suspensive Conditions** – details of all suspensive conditions and timescales for purification must be stated.
7. **Timescale for Transaction** – conclusion of:
 - Missives, and
 - Completion and payment of purchase price.
8. **Funding Statement** - CPG require bidding parties to provide proof of available funding to complete the purchase.
9. **Summary of Development Proposal, Including Proposed Use/s** – this should include details of the proposed scheme including: layout plans, construction specifications, and a comprehensive breakdown of the proposed accommodation, if applicable.
10. **Clawback** – Glasgow City Council will require that any uplift in the market value of the subjects, less any cost incurred, is shared on an equitable basis in the event that planning consent for a more valuable land use is gained. This will not apply if the uplift in value is due to the erection of an extension or outbuilding.
11. **Overage** – Glasgow City Council will require an overage payment in the event that the subjects are sold on without an agreed sum having been invested in the property.

Using the numbering provided above, set out the details of each point under the relevant headings within your bid submission.

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Please note that failure to provide this information may render the bid non-compliant whereby it will not be considered. These requirements are essential elements to any submission in order to allow full consideration of the offer submitted

CONDITIONS OF SALE

CPG **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 Agents or other fees.

Glasgow City Council holds title to the subjects for sale, although no warranty is offered in this regard, and the property will be sold in its existing condition.

The purchasers shall pay all VAT and Land and Buildings Transaction Tax (LBTT) incurred in connection with this transaction together with their legal expenses. **Please note that this transaction will not be subject to VAT.**

Glasgow City Council has not given warranty that the site is suitable for alteration or further development and all interested parties shall require to determine that the site is suitable for any future proposals and take whatever steps are necessary to ensure compliance with statutory requirements.

Ownership of the metal fence (adjoining the grounds of St Joachims Primary School) will be shared equally between the purchaser and Glasgow City Council, however the Council will retain maintenance responsibility, with the purchaser being liable for a 50% share of all future maintenance costs and repairs.

The access road to St Joachims Primary School and the schoolhouse is un-adopted and there will be a requirement to contribute to the repair and maintenance of the road.

No warranties are given as to the suitability, or otherwise, of any of the services currently located in the subjects or within the site boundary.

The purchasers shall apply for any statutory permission and meet the costs of obtaining such permissions.

The purchasers shall comply with all statutory requirements of all statutory bodies in carrying out works to the subjects, or within the grounds of the subjects.

In the event of any application for necessary consents being refused, the Council shall not be held liable for any expenses incurred by the applicant or their agents and either party will be entitled to resile from the agreement without penalty.

All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and owner details are given without responsibility and any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves (by inspection or otherwise) as to the correctness of each of them and are advised to do so.

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No person in the employment of CPG or Glasgow City Council has authority to give any representations or warranties whatsoever in relation to any property.

All development work shall be completed within a development timescale to be agreed with City Property.

Particulars are set out as a general guideline only and for guidance of intending purchasers only and do not constitute part of an offer or contract.

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 [City Development Plan](#)

The City Development Plan does not identify land use zones to direct particular types of development. Instead, **Policy CDP1 Placemaking** encourages development to be informed by a place based 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 property will be of interest to those primarily seeking to renovate the former schoolhouse and return to a mainstream dwelling.

Key supplementary planning guidance to consider:-

SG1: Placemaking - Part 2 of the City Development Plan provides detailed planning guidance relating to:

- alterations to dwellings and gardens
- proposals for non-residential use

Further information can be obtained here - SG1 -

[The Placemaking Principle Part 2](#)