

An aerial photograph of a residential neighborhood in Glasgow. A large, irregularly shaped plot of land is outlined in red. The plot is currently undeveloped, with some trees and a small structure. It is situated at the corner of a road that curves around a residential area. To the right of the plot, there is a railway line with tracks and overhead power lines. The surrounding area consists of terraced houses and green spaces.

# FOR SALE

RESIDENTIAL DEVELOPMENT  
OPPORTUNITY



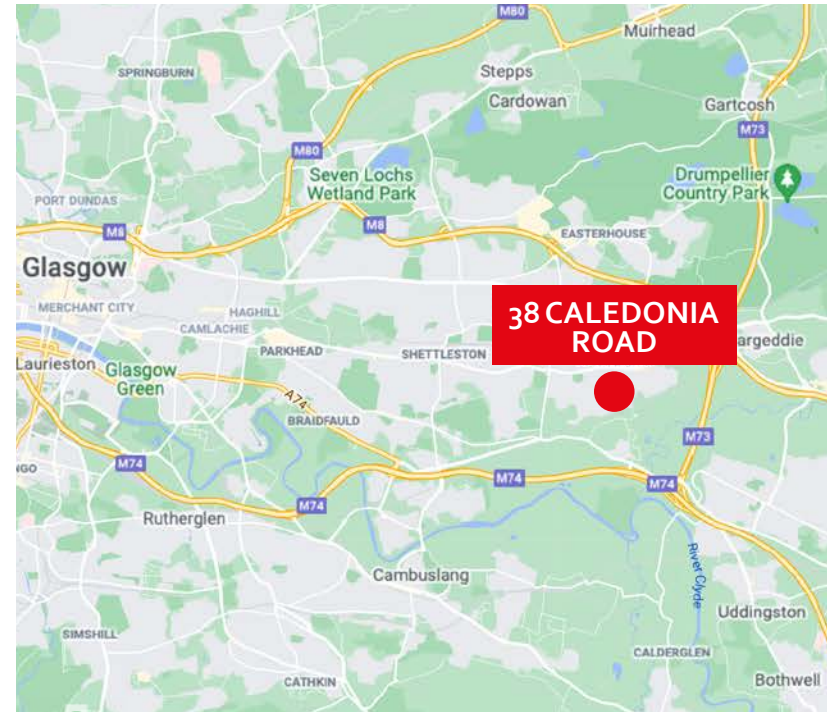
38 Caledonia Rd, Glasgow, G69 7DQ.  
Site Area – 0.52 hectares (1.28 acres)

## RESIDENTIAL DEVELOPMENT OPPORTUNITY

- Residential development opportunity within the Baillieston area of Glasgow.
- Site extends to 0.52 hectares (1.28 acres) or thereby.
- Excellent commuter links to Glasgow City Centre via the M8 and M74.
- Located opposite Baillieston Station offering a regular train service to Glasgow Central Station.
- Offers invited.

## LOCATION

The site is located in Baillieston, approximately 15.6 km (9.7 miles) from Glasgow City Centre and easily accessible via the nearby M74 and M8. By rail, Baillieston Station situated directly opposite offers a regular train service to Glasgow Central Station which can be reached in around 18 minutes. Regular bus services on Caledonia Road provide connections to the City Centre and nearby towns.



## SITE DESCRIPTION

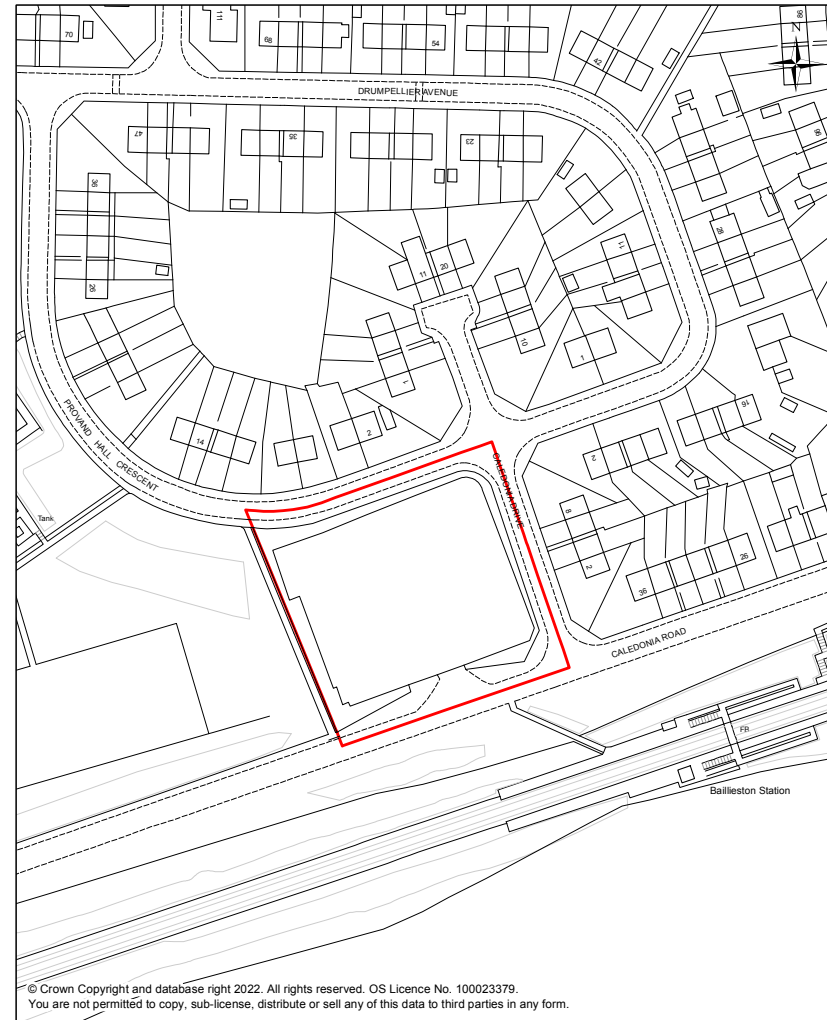
Located in an area which is predominantly residential, the site is surrounded principally by two storey family housing. To the west lies a Glasgow City Council owned Multi Use Games Area and sports pitch whilst Baillieston Station lies directly opposite.

The site was formerly occupied by a sports centre which was demolished around 2012. Extending to approximately 0.52 hectares (1.28 acres), the site sits in an elevated position accessed from Caledonia Road and is bounded by a brick wall and metal fencing. Grounds are mainly grassed with some trees and hardstanding around the footprint of the original building.

Baillieston is a family-friendly community offering a range of local leisure and retail amenities nearby including shopping centres such as the Birkenshaw Retail Park and The Glasgow Fort. Caledonia Primary School is within a short walking distance accessed off Calderwood Drive.

## TENURE

The heritable interest (Scottish equivalent to English Freehold) in the site is offered for sale.



## PLANNING

Glasgow City Development Plan was adopted on 29 March 2017 and sets out the Council's land use strategy and policy providing the basis for assessing planning applications - See <https://www.glasgow.gov.uk/index.aspx?articleid=16186>

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 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 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 density will be limited to 50 DPH subject to the townscape context of the site and prevailing scale and mass of surrounding properties. Detailed design will require to take account of the nearby operational railway adjacent (in terms of noise and



vibration) and access, parking and private garden space requirements to ensure successful redevelopment of the site. This will require particular emphasis when considering site layout requirements. 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.

## PLANNING (CONTINUED)

**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
- SG1 Placemaking provides detailed planning guidance relating to:
  - Placemaking
  - 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
  - confirms car parking requirements
- IPG 12 (SG12) Delivering Development
  - IPG 12 sets out an interim approach to open space provision

**In addition:-**

Residential Design Guide - <https://www.glasgow.gov.uk/index.aspx?articleid=17447>

Open Space Strategy - <https://www.glasgow.gov.uk/openspacestrategy>

Flood Risk and Drainage Impact - <https://www.glasgow.gov.uk/index.aspx?articleid=17455>

\*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

A Geotechnical Desk Study: Preliminary Report is available in our data room.

## 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 the proposed development.

It should be noted that a combined sewer runs beneath the site as identified on the Scottish Water plan provided in our data room. There is no lease documentation pertaining to the sewer. Interested parties will require to make their own enquiries via Scottish Water as to the potential constraints this will place on development.

## VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of 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. It should be noted that the sale will be subject to VAT.

## CLOSING DATE

City Property is seeking best bids for its interest in the 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/38-caledonia-road>

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 who have registered their interest of a closing date, it is the responsibility of interested parties to ensure that they are aware of the closing date. As such, bidders should check <https://www.citypropertyglasgow.co.uk/buy/property/38-caledonia-road> to ensure that they are fully informed.

## FURTHER INFORMATION

A package of information is available in our data room, Objective Connect which can be accessed on request. Information includes:

- Service Plans.
- Site Plan
- Desktop Ground Condition Report



## contact details

For viewing and further information contact:

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This property and others may be viewed on our website at:  
[www.citypropertyglasgow.co.uk](http://www.citypropertyglasgow.co.uk)

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