

FOR SALE

OFFERS OVER £90,000



Residential

Former St Joachims Primary Schoolhouse
131a Montrose Avenue, Glasgow, G32 8BZ

LOCATION

The former schoolhouse is situated in the Carmyle area of Glasgow approximately 5 miles east of the city centre. Set within a predominately residential area and within the boundary of St Joachims Primary School. Carmyle New park is adjacent to the property and Carmyle train station is 0.2 miles away.

The nearby M74 motorway provides links both east and west to the M73, M77 and M8 motorways.



Carmyle area location plan

PROPERTY DESCRIPTION

The property comprises a single storey detached schoolhouse of brick roughcast construction with a pitched and tiled roof. The windows are a mix of timber and UPVC and have been covered over for security purposes.

The accommodation comprises, hallway, 3 bedrooms, living room with kitchen off and bathroom. There is a gas central heating system and internally some of the ceilings have been removed resulting in the roof beams being exposed.

There is no access to the property from the adjacent schoolgrounds, the property is accessed from the area to the south of the metal school gates where there is available space to form a driveway and entrance to the schoolhouse. The gates at the entrance of the school are locked after the school day.

The metal fence to the east and north which separates the schoolhouse from 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.

PROPERTY DESCRIPTION

The property is accessed via an unadopted road, shown on the plan and Glasgow City Council are responsible for maintenance

and repairs, with the purchaser being liable for a percentage share of all future maintenance costs and repairs.

PLANNING

Glasgow City Development Plan was adopted on 29 March 2017. The local development plan 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 \(Part 2\)](#)

PRICE

Offers over £90,000 are invited for the property.

HOME REPORT

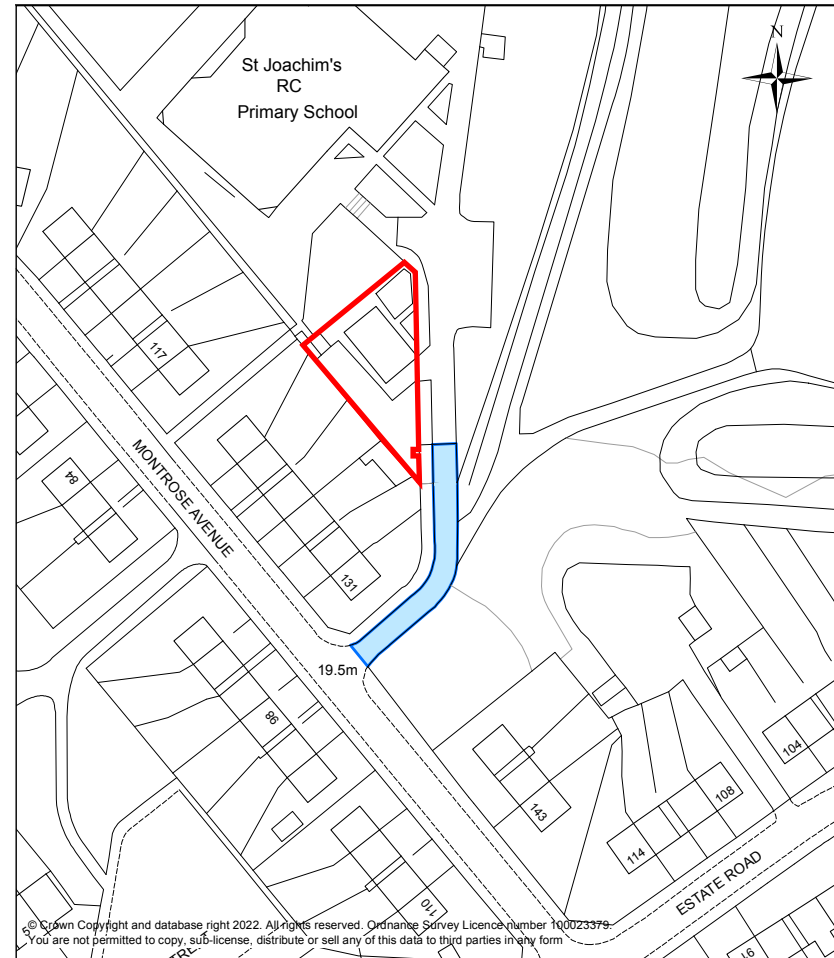
A copy of the Home Report can be found on our website with photographs and the virtual tour [131a Montrose Avenue](#)

CONDITION

The property will require upgrading works and the condition of the property is reflected in the value of the Home Report.

COUNCIL TAX

Council Tax – Band D



TITLE

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

SERVICES

It is understood that mains water, electricity, gas and drainage are available to the property.

We have not carried out testing to the services and it will be the responsibility of the purchaser to ensure that they are available and adequate for any proposed development of the property.

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.

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 [Register Interest 131a Montrose Avenue](#)

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.



City Property (Glasgow) LLP
Exchange House, 229 George Street G1 1QU
www.citypropertyglasgow.co.uk

VIEWINGS & FURTHER INFORMATION

Interested parties wishing to view the subjects can request this at **131a Montrose Avenue** or telephone 07341778287

For more information contact:

Allison McCaig 0141 287 8437 or 07748 818681
allison.mccaig@citypropertyglasgow.co.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 October 2022.

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