

FOR SALE

RESIDENTIAL DEVELOPMENT OPPORTUNITY



Blairtummock, Easterhouse
Site Area 7.19 hectares (17.77 acres)

RESIDENTIAL DEVELOPMENT SITE

Land at Blairtummock, Easterhouse

- Residential Development Opportunity
- Site area of 7.19 hectares (17.77 acres) or thereby
- Close to junctions 9 and 10 of the M8 and The Fort Shopping Centre.
- Established community with good local amenities.

LOCATION

The site is located in the Easterhouse area of Glasgow, approximately 6 miles east of Glasgow City Centre and is readily accessible from junctions 9 and 10 of the M8 motorway.

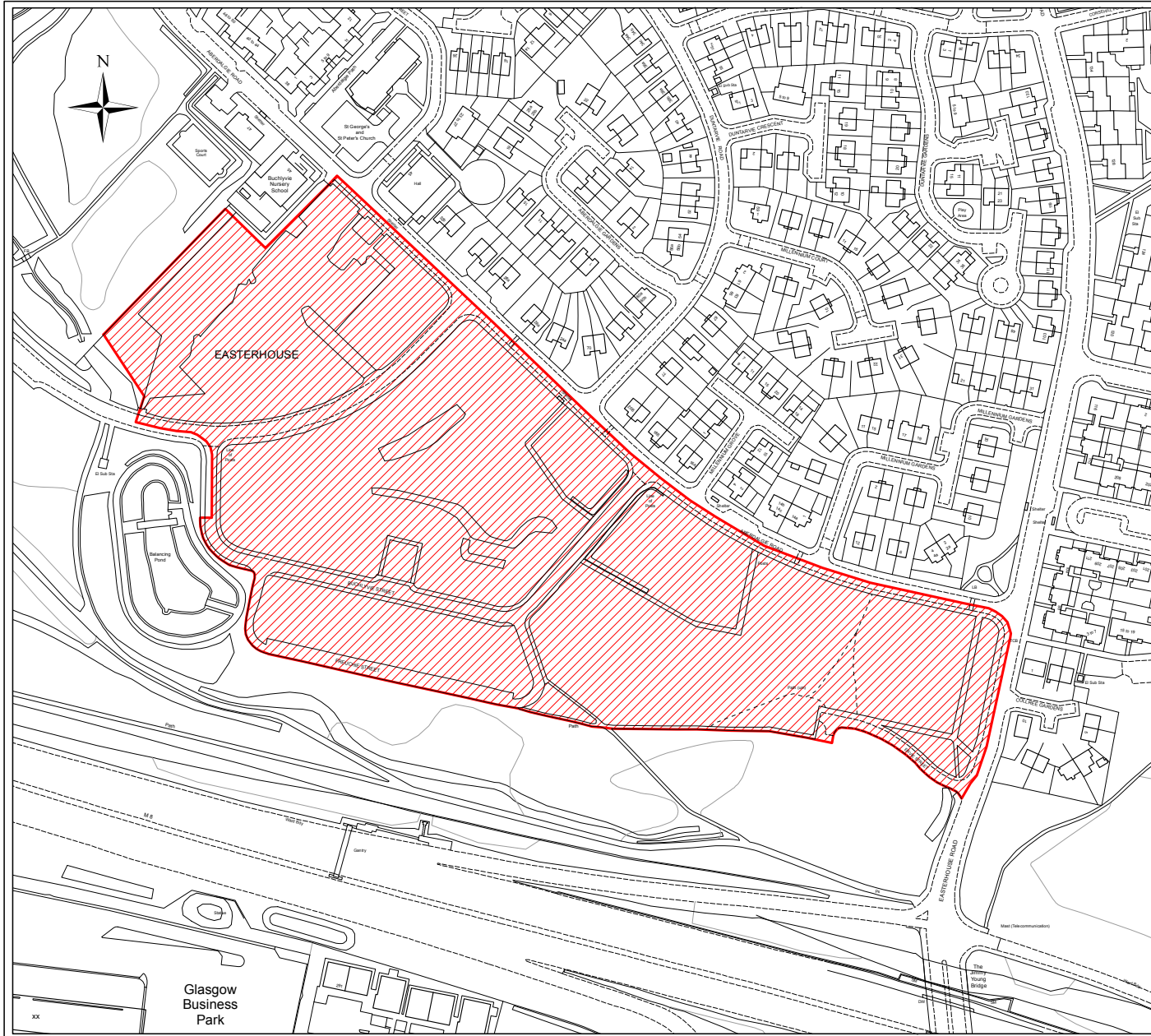
Surrounding land uses are mixed with residential housing to the north east and north west. The M8 motorway lies immediately to the south of the site itself.

A range of retail and leisure outlets are located at the nearby Glasgow Fort Shopping Park, more locally the site benefits to its proximity to the Lochs Shopping Centre, the Bridge which includes Platform Arts Centre, Theatre, Library and Swimming Pool.

Several educational facilities are located in the surrounding area, including Glasgow Kelvin College, and open parkland is available at the Seven Lochs Wetland Park.

The site benefits from excellent public transport links, including multiple bus services on Easterhouse Road and Aberdalgie Road and its close proximity to Easterhouse rail station.





NEIGHBOURHOODS,
REGENERATION AND
SUSTAINABILITY
231 GEORGE STREET
GLASGOW
G1 1RX
Executive Director George Gillespie

**BLAIRTUMMOCK - SITE 6,
GLASGOW**

7.19 ha or thereby

REF NO	97007		
SCALE	1:2,000		
DRAWN BY	THOMSONJ1	DATE	26/10/2022

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SITE DESCRIPTION

The site comprises an area of cleared ground extending to 7.19 hectares (17.77 acres) or thereby, as shown outlined and hatched in red on the plan overleaf.

Vehicular access to the site is taken from either Aberdalgie Road or Baldinnie Road. The site is bound by Aberdalgie Road to the north and Baldinnie/Freuchie Street to the south.

TITLE

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

VISION

Glasgow City Council's vision is to establish a new urban housing development within a parkland setting which responds to the area's rich heritage and reconnects the urban grain in relation to neighbouring housing areas of Kildermorie and Blairtummock; including open spaces and the core path network to create a sustainable community and a successful development.

LOCATION PLAN



PLANNING

Over the next 20 years, a transformational programme of regeneration is planned for Greater Easterhouse. This shall include 6,000 new homes, a wetlands park featuring the development of visitor facilities, new nurseries and schools, active travel links, improved public realm and blue and green infrastructure networks.

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 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).

Cognisance should be taken, in particular, of Policy CDP1 – The Placemaking Principle and Policy CDP2 – Sustainable Spatial Strategy.

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;

Michael Ward

Team Manager

Spatial Strategy (Neighbourhoods)

Email: michael.ward@glasgow.gov.uk

Phone: 0141 287 8657

INTEGRATED GREEN INFRASTRUCTURE PROJECT

The £7.4 million [Greater Easterhouse Green Infrastructure Project](#) which has created new greenspaces and enhanced those existing, by introducing surface water management features that will reduce the risks and impacts of flooding for the local area, and also downstream through the east end of Glasgow, whilst creating drainage capacity for housing led regeneration.

The project has created new and improved open space through an integrated green and blue network across Cranhill, Ruchazie and Blairtummock. Practical completion of the construction works are complete with additional landscaping to take place in the Spring.

The project includes;

- Blue networks through daylighting of burns
- Green network improvements through Core Path linkages
- Converting vacant and derelict land and path creation
- Tree planting and general landscaping improvements
- Natural play creation and improved nodal exercise points for the area
- Wetland habitat improvements and creation of SuDS ponds and wetland storage areas
- Creation of a wildflower meadow as a habitat for fossorial water voles

Future development in this area is expected to continue this Integrated Green Infrastructure approach to deliver further improvements to the quality and connectivity of the Seven Lochs green network. To support this the Seven Lochs Partnership has produced a Seven Lochs Design Guide to set out key design principles for new development and help deliver high quality green infrastructure and placemaking.

For more information on matters concerning the Seven Lochs Partnership please contact;

Scott Ferguson

Seven Lochs Project Coordinator

Email: Scott.Ferguson@sevenlochs.org

Phone: 0141 287 5087 / 07384 243 042

PARTNERSHIP SUPPORT FOR REGENERATION GRANT FUNDING

Any proposal based upon a development funded in part through Partnership Support for Regeneration Grant (PSR) must have the prior written support of the Council's Housing Investment team.

It is, however, unlikely that this will be considered at this location.

GENERAL GROUND CONDITIONS

For details on general ground conditions, email marketing@citypropertyglasgow.co.uk in the first instance.

For further enquiries contact:

Geotechnical and Land Remediation, Neighbourhoods Regeneration & Sustainability, Glasgow City Council, 231 George Street, Glasgow, G1 1RX; 0141 287 8525. Email geotechnical@drs.glasgow.gov.uk

FURTHER INFORMATION

A package of information is available in our Share Point data room, which can be accessed on request.

FOSSORIAL WATERVOLE STRATEGY

Previous surveys have identified the presence of fossorial water voles on the development site, living on grassland rather than along a watercourse. 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. The Council will assist, where possible, in terms of identifying suitable release/receptor sites for the water voles that require to be relocated.

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. It is envisaged that a phased approach, within the red-line boundary, that sensitively incorporates and enhances the various natural habitats would provide the most desirable solution.

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

VAT/LEGAL COSTS

The purchaser shall be responsible for the payment of all 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.

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 "Blairtummock, Easterhouse".

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.



contact details

For further information contact:

Gillian Park: 07341 778289/07341 778287
Gillian.Park@citypropertyglasgow.co.uk

For planning information contact:

Michael Ward 0141 287 8657
Email: michael.ward@glasgow.gov.uk

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

City Property (Glasgow) LLP
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