

**CITY
PROPERTY
GLASGOW**

FOR SALE

**FORMER SCHOOLHOUSE
(BLAIRDARDIE PRIMARY SCHOOL)
60 KEARN AVENUE
GLASGOW | G15 6HL**

**OFFICE
INDUSTRIAL
RETAIL
DEVELOPMENT
RESIDENTIAL**



**OFFERS OVER
£155,000**

LOCATION

This former schoolhouse is situated in the Blairdardie area of Glasgow approximately 6.5 miles west of the city centre and set within a predominantly residential area. The property is adjacent to the newly built Blairdardie Primary School and is only minutes away from the Great Western Retail Park and Knightswood Park and Golf Course.

There are good public transport links to surrounding districts with Drumchapel Train Station located nearby. The A82 is in close proximity providing easy access to the West End, City Centre and Loch Lomond.

SITE DESCRIPTION

The subject property comprise a single storey detached bungalow with brick roughcast and a felt pitched roof with partial flat roof set within a plot extending to approximately 0.134 acres (543 square metres) or thereby. The subject is surrounded on all sides by private garden/grounds which is bounded by a mix of brick wall, metal fencing and wooden fencing.

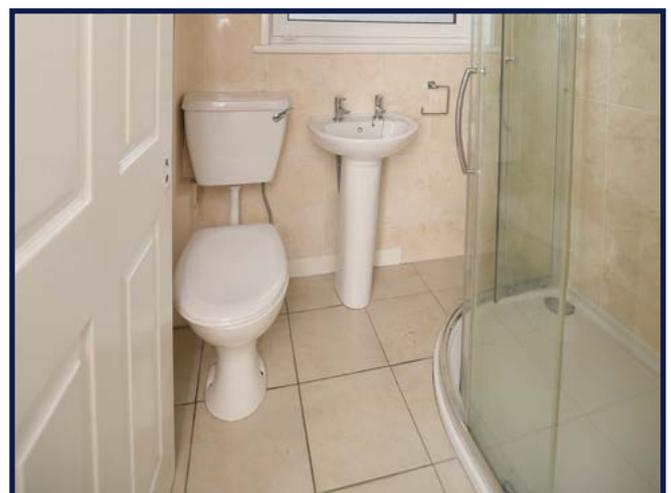
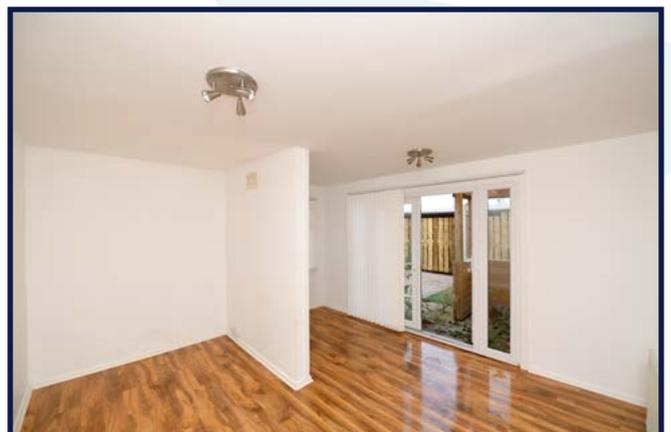
Ownership of the brick wall will be split 50/50 between the Council and the purchaser, however the maintenance for the wall will remain the responsibility of Glasgow City Council, with any associated costs to be shared equally between the Council and the purchaser.

The internal accommodation includes hallway, living room leading to the kitchen and dining area, three bedrooms, store and shower room. The property benefits from gas central heating and double glazing.

SERVICES

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

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 site.



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 shown below.



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

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, **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 return the former schoolhouse to a family dwelling. Low impact commercial uses compatible in residential areas may also be supportable providing there is no undue impact on residential amenity or issues regarding compatibility with neighbouring land uses e.g. the adjacent operational school.

Key supplementary planning guidance to consider:-

IPG 1: (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 -

www.glasgow.gov.uk/CHttpHandler.ashx?id=36871&p=0

HOME REPORT

The property has a valuation of £170,000. A copy of the Home Report can be provided to interested parties on request.

COUNCIL TAX

Council Tax – Band D

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

marketing@citypropertyglasgow.co.uk

quoting "Interested Party 60 Kearn 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.

ACCESS/VIEWINGS

Interested parties wishing to view the subjects: e mail

marketing@citypropertyglasgow.co.uk

or by phone 0141 287 6161

For more information contact:

Stacy Kelly 0141 287 2524

stacy.kelly@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 dated August 2018.

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

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